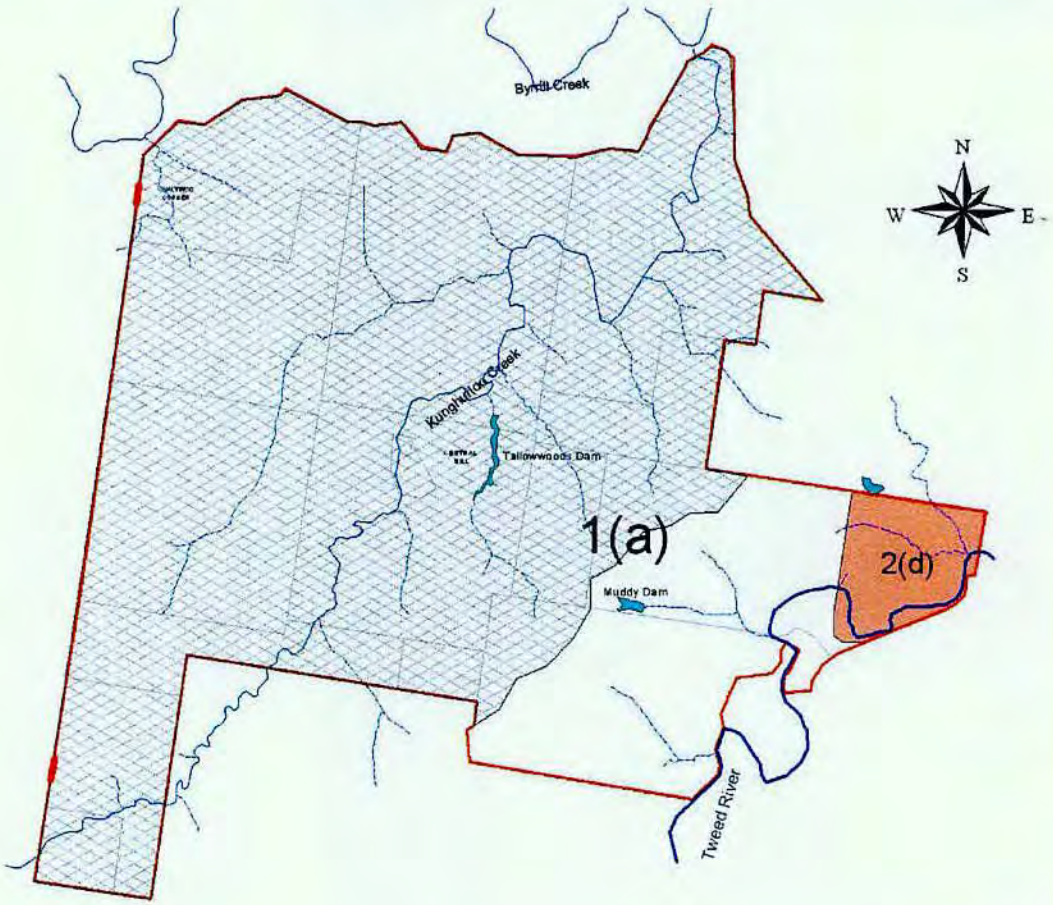

Nightcap Village
Integrated Landuse Study

LEP Clause 52

Study Area

Village Zone

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Figure 1. Site Context: Land Zonings and Planning Constraints.

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PO BOX 196 UKI NSW 2484
TEL/FAX: 02 6679 5091
www.biolink.com.au

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Nightcap Village
Integrated Landuse Study

2nd Order Streams

Vegetation Cover
- Forest
- LSTRF
- Plantation

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Figure 2. Vegetation Cover

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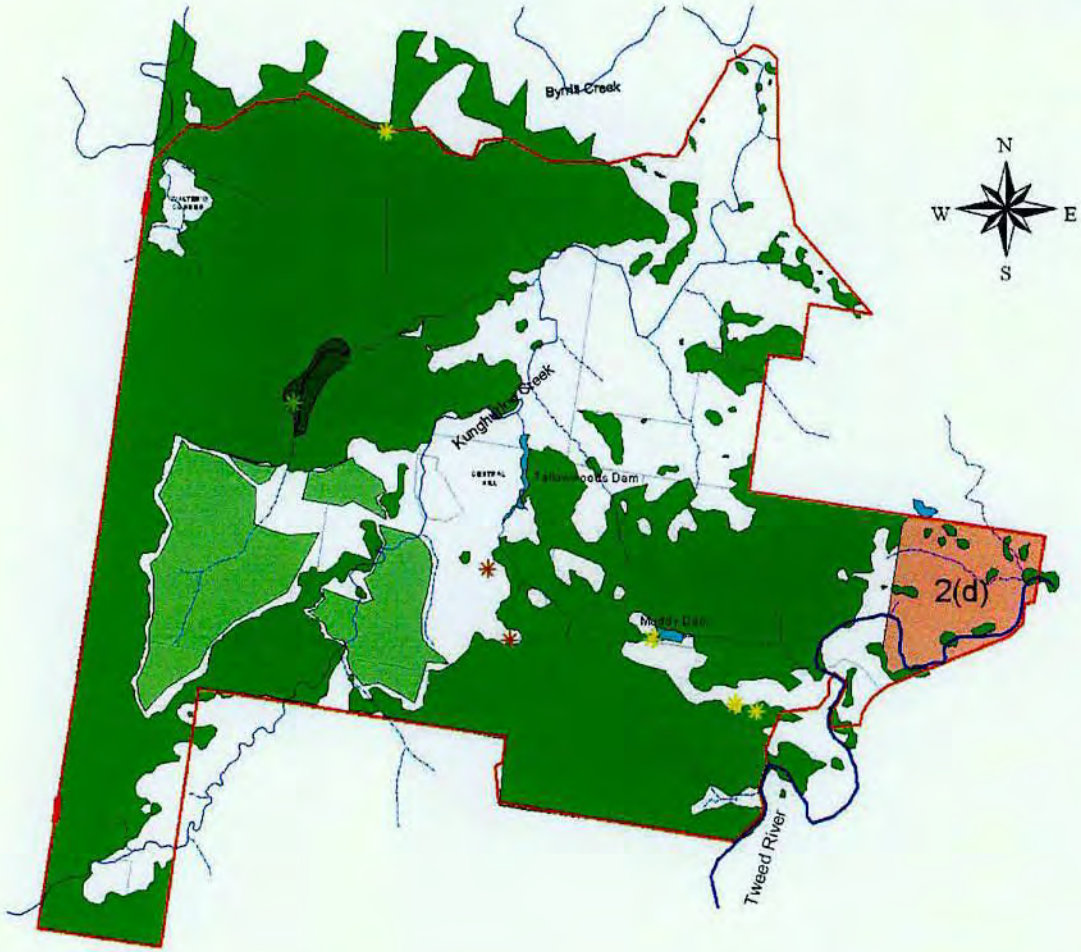
February 2006



Nightcap Village
Integrated Landuse Study

Threatened Species
- Coastal Planigale
- Koala
- White-eared Monarch

Study Area

Vegetation Cover
- Forest
- LSTRF
- Plantation
- Village Precinct

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Figure 3. Threatened Species Records

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Nightcap Village Integrated Landuse Study

Tracks

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Figure 5. Track Network

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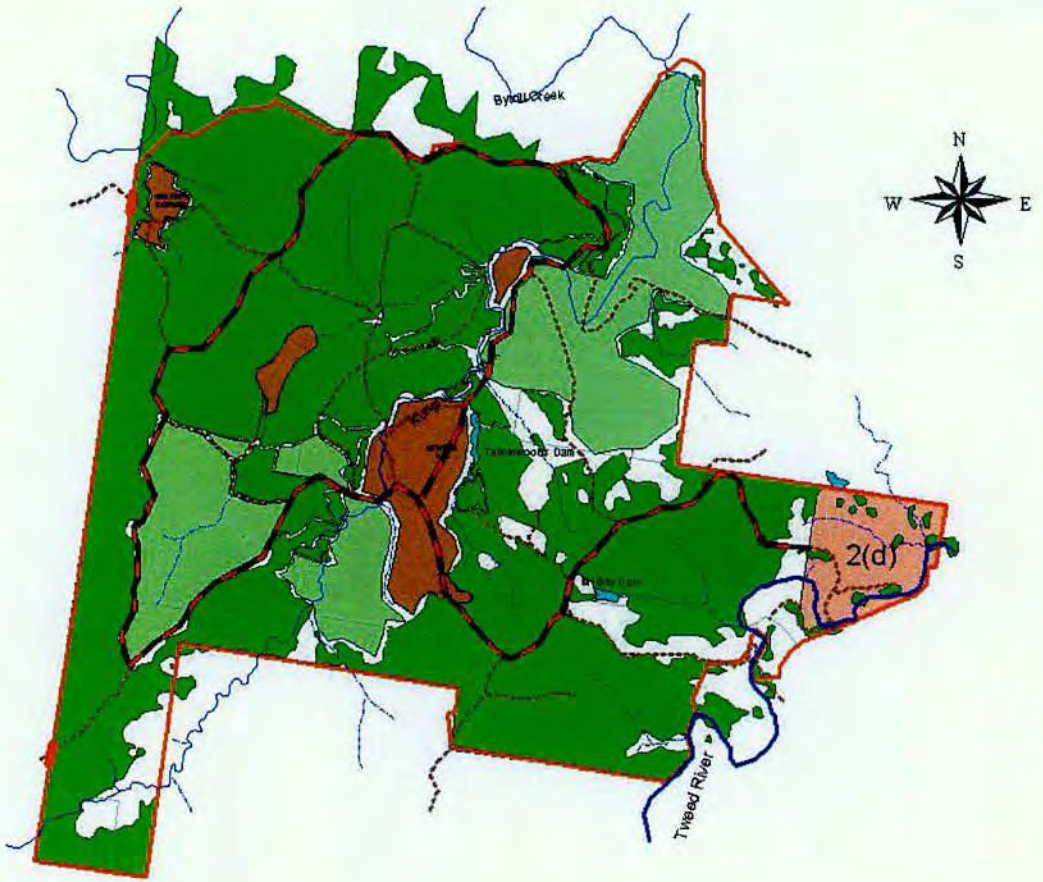

Nightcap Village Integrated Landuse Study

2WD Dry Weather
Other Tracks

Future Landuse
Eco-tourism Precinct
Plantation
Regeneration

Study Area

Vegetation Cover
Forest
LSTRF
Plantation
Village Precinct

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Figure 6. Future Landuse Options

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February 2006

17. COMMUNITY ENGAGEMENT FOR THE PROPOSED NIGHTCAP VILLAGE

Three Plus Pty Ltd - 2006

THREE PLUS

PROJECT	:	**COMMUNITY ENGAGEMENT FOR PROPOSED NIGHTCAP VILLAGE**
CLIENT	:	**OAKLANDS PROPERTIES PTY LTD**
STATUS	:	**FINAL REPORT**
CONTRACTOR	:	**THREE PLUS PTY LTD**
DATE	:	**JUNE 2006**

1 SUMMARY OF OUTCOMES

Included in this report is documentation of the process undertaken by Three Plus Pty Ltd to engage the local community in discussions related to the proposed construction of the Nightcap Village masterplanned rural village, the feedback received from community members who attended the open day undertaken on 28 May 2006 and responses by the project team to the issues raised in this feedback. This exercise was undertaken prior to lodgement of the development application with Tweed Shire Council.

Details of the project team are in ***Appendix B***

The open day was the first opportunity for the community to view the Nightcap Village masterplanning concept and, although the proposal received some indication of individual concerns, the principal outcome of this consultation exercise was positive.

Of the 96 people who attended the open day, 43 filled in feedback forms. A further 2 feedback forms were received on 5 June 2006. A total of 11 respondents indicated a level of opposition to the proposal (11%), and the balance of respondents were pleased, curious, cautious or reserved.

An analysis of the feedback (including telephone calls) received is detailed at *Appendix H.*

Major issues raised throughout the community consultation process related to:

- additional traffic movements exacerbating existing levels of danger in several areas along on the Kyogle Road;
- possible water and sewerage issues impacting on the Tweed River;
- ensuring adequate supplies of water for fire fighting;
- noise and light pollution from the proposed village;
- pollution from domestic wood burning heaters;
- loss of habitat, including the impact of domestic dogs and cats;
- general amenity and character of the area; and
- the impact of increased population demands on infrastructure and social services and facilities.

These concerns have been discussed with the project team and their responses to them are included, at *Appendix I.*

Some of the positive comments received from attendees of the open day indicated that they were aware of and pleased with the efforts which the proponent and project design team had taken to protect and enhance the environment, maximise water and sewerage treatment options, offer increased tourism, recreational and residential choices and options for the local community and blend the proposed village into the existing landscape.

2 CONSULTATION STRATEGY *Appendix A*

Three Plus was contracted to undertake a community consultation program prior to the lodgement of a development application for the proposed Nightcap Village Masterplanned Community.

Three Plus adopts a consultation method that provides the opportunity to present the proposed project to local communities, identify community and environmental issues, seek input and feedback from interested/affected locals and enable the client and project team to design a sustainable project model.

Three Plus employs a robust methodology for its stakeholder and community consultation programs which is designed to:

- establish the client's reputation with key stakeholders;
- identify key stakeholder and community issues relating to the proposal;
- inform key stakeholders and the local community of the development plans;
- inform the development process through an investigation of those issues and concerns; and
- engage meaningfully and positively with key stakeholders and the community for the duration of the project.

Highlights of the strategy are included below, with a copy of the Consultation Strategy, including listings of stakeholders, key messages for each stakeholder group and materials and tools used for consultation attached at *Appendix A –Strategy Document (incl. attachments A & B).*

The consultation strategy was finalised after discussions with:

- Project Manager Peter Macgregor, Oaklands Properties,;
- Architect Malcolm Middleton, Malcolm Middleton Architects; and
- Town Planner Peter Cumming, Urban Systems.

3 CONSULTATION PROCESS

Highlights of the consultation strategy used are:

3.1 Stakeholder Briefings

3.1.1 Elected Representatives

The consultation strategy included briefing meetings with identified principal stakeholders. Prior to the Community Open Day a series of these briefings were undertaken by members of the project team.

3.2 Notification of Consultation Process

3.2.1 Community of Interest - local

The geographical area of interest for the community engagement activities was defined as the towns of:

- Uki;
- Kunghur;
- Doon Doon;
- Midginbil;
- Mt Burrell;
- Nimbin;
- Lismore;
- Commissioners Creek; and
- Murwillumbah.

A map of this area is included at ***Appendix C***

3.2.2 Both the local and broader communities were notified of the pending community open day as detailed below:

- An Invitation Newsletter distributed by Australia Post to all letterboxes in the Uki and Kunghur areas on 16 May 2006; and
- An advertisement was placed in the public notices section of the Tweed Link on 23 May 2006. This newspaper is published weekly by the Tweed Shire Council and is delivered to residents throughout the Tweed Shire.

Refer Appendices D and E

3.3 Consultation Events

3.3.1 Community Open Day

A total of eight 96 interested parties attended an open day held at the Uki Progress Hall in Uki on Sunday 28 May 2006.

3.3.2 Posters ***Appendix F***

The Open Day display consisted of 17 A1 size display posters describing and illustrating, with maps, graphics and in words, the following:

- The Master Plan;
- Village Concept Story;
- The development site – aerial map;
- Proposed Village Perspectives;
- Project team members;
- Purpose of the consultation
- Context: Far North Coast Regional Strategy;
- Nightcap Village Zoning;
- Water, Sewerage and stormwater management;
- Residential Development;
- Tourism Development;
- Recreation and Leisure;
- Environmental Enhancements;
- Balance of Site Use; and
- Traffic Flow Figures and Impacts.

Additionally, five (5) A3 flip charts of the above posters were produced for the Clients use.

Members of the project team attended the open day, along with two consultants from Three Plus. All were present to explain the concept and process and answer questions from the community. Feedback forms were provided to the community to record their comments. These forms will be included in the development application lodgement.

3.4 Community Feedback

3.4.1 Feedback forms *Appendix G*

Forty three (43) Feedback Forms were completed at the Open Day, with public attendance at a total of ninety six (96) people. A further two (2) forms were received immediately subsequent to the open day and have been included in the summaries. On 13 July 2006 a further three (3) more feedback forms were received. These have been included in a separate analysis (Appendix H).

3.4.2 Telephone Enquiries

A total of eight telephone calls were received seeking details related to the open day, asking for information or registering interest in future investment in Nightcap Village.

This information is included at *Appendix G*.

4 RESPONSES TO COMMUNITY ISSUES AND CONCERNS

4.1 Summary of Issues *Appendix H*

A matrix analysing the issues raised on and subsequent to the community open day was compiled for the information and consideration of the project team.

4.2 Project Team Responses *Appendix I*

The team considered the issues raised and proposed responses to them. This analysis has been forwarded to community members who indicated interest in receiving feedback from the consultation process.

4.3 Details of issues raised through the community consultation process are:

4.3.1 Traffic

Concerns that additional traffic movements from development will exacerbate existing safety problems along Kyogle Road, cause danger to pedestrians, wildlife and children in townships.

- **Response**

Recommendations to be made to the NSWRTA suggesting that consideration be given to reducing speed limits, placing signage, introducing overtaking lanes and improving the safety and amenity of the Kyogle between Uki and Mebbin.

4.3.2 Noise and Light Pollution

Noise from extra traffic and activity will impinge on amenity. Light pollution caused by additional housing and street lighting will cause light pollution – losing dark night skies.

- **Response**

The village is designed to contain traffic within it and it is located off the road to minimised the activity impacts to the Uki Kyogle road. The village is located away from other areas of population and should not have any noise impacts.

Light spill will be similar to other village and residential areas. The location of the village and the riparian vegetation should contain the lighting impacts to the village area itself, with very little impact on surrounding areas. The scale of the hills around the village will remain the dominant landform against the skyline.

4.3.3 Dog and Cat Policy

Concerns about bringing more domestic animals into area.

- **Response**

Bans on domestic animals need to be considered and discussed with the Council. Cats are particularly undesirable in terms of impact on local wildlife.

4.3.4 *Sustainable energy initiatives*

Concerns about sewerage, water and power. Water for fire fighting (both bush and construction).

- **Response**

While a 240-volt power supply will be available for the treatment plant and relift pumps for the sewerage system, it will be necessary to have a separate back-up power supply as it is understood that the power supply in this area is somewhat unreliable.

The reticulation pipework will be sized so as to provide water supply for fire-fighting purposes. For this reason, the water supply network will cover the whole development including the village lot housing area.

A reticulated supply will be constructed for the village housing, mixed village and community areas, and hydrants will be installed in these areas as part of the reticulation network.

Consultation with local emergency services will be undertaken to select the locations and layout of the fire hydrants within the development.

4.3.5 *Pollution*

Questions about the use of wood heaters causing pollution.

- **Response**

Gas bottle or other heating sources will be encouraged.

4.3.6 *Unemployment, social services, infrastructure and amenity*

Impact from increased population on local facilities – police, schools, hospitals, social support services, childcare, swimming holes, youth recreation.

Questions about whether the project would create local employment in construction phase. Concerns about increase in crime rates.

- **Response**

Local employment benefits will be least 155 jobs (permanent, full time equivalent jobs, provided at 'Nightcap Village' after its development)

Regional employment benefits will be at least 230 full time equivalent jobs (comprising 155 full time equivalent jobs in the village and a 'flow-on effects' that create 80 additional local jobs)

The development will not result in any significant impost on existing human services and facilities.

There should be no noticeable adverse impact on the provision of retailing and personal services elsewhere, either locally or in the Region.

The 'Nightcap Village' development will increase demand for 'higher order' goods and services supplied from Kyogle, and from other major business centres in the Shire.

Its development will also help to broaden and deepen the tourists and day visitor attractions of the area, thereby supporting other local businesses and centres with the potential to take some visitor pressure off the Mount warning National Park.

Employment in retail and service businesses in other centres will be increased by the number of day visitors, tour and coach operators and tourists visiting this part of the Region.

Better balance employment outcomes will result from higher skilled jobs and jobs requiring more modest skills. (Including important 'entry level' jobs for local school leavers and training of local young people in the building and construction industries and in rural, craft industries, ecology and bush care skills).

The proponent of the village are committed to allowing the perpetual use of the adjoining rural land, they own, for rural recreational pursuits and rural and bush care training activities, including team building and personal development activities for disadvantaged groups and young people.

4.3.7 Character of area – amenity

Development too big – potential negative impacts. Need to preserve character of area.

- **Response**

The proposed development area comprises just over 40% of the area zoned for residential development.

The mostly hidden setting behind the vegetation along the Tweed River will help to preserve amenity as will rehabilitation and planting of native vegetation on the site.

4.3.8 Habitat loss and environment

Design needs to minimise impacts from habitat clearing – silt run-off into Tweed River a concern.

- **Response**

The riparian vegetation assemblages associated with the Tweed River would be wholly conserved and protected within the Environmental Open Space Area. The potential exists for much of this area to be revegetated with suitable native and endemic flora species. Such revegetation works would greatly expand the existing coverage of the Tweed River riparian vegetation corridor and would more than adequately compensate for any loss of vegetation within the site.

An Ecological Assessment has been undertaken to identify the ecological values of the site that require management under Local, State and Commonwealth legislation. This assessment has determined that no

Species Impact Statement is required. An EIS is not required for the proposed development.

A Stormwater Management Plan has been prepared for the site to ensure that the development does not result in changes in the water quality of the Tweed River. Erosion and sedimentation control measures are proposed by the Earthworks Management Plan to prevent contaminated runoff from entering the Tweed River.

4.3.9 General Comments – Quotes

"Glad to be invited – this is a first".
"Excited about the project. All looks good – environmentally sound".
"Need more information but the concept itself seems to be good".
"It appears to have very good process in environment friendly development. Native veg-space-sewerage-sediment control. We look forward to details".
"Standard of housing is a concern".

4.4 Community feedback

The project team received a range of questions from the community, who showed a great deal of interest in the proposed development.

The majority of visitors made positive comments and showed enthusiasm for the style of construction proposed. It was also appreciated that the Nightcap Village concept had been presented for scrutiny prior to the application lodgement with TSC.

APPENDIX A

STRATEGY DOCUMENT

Including Attachments A and B

THREE PLUS

PROJECT : NIGHTCAP VILLAGE

TASK : COMMUNITY AND STAKEHOLDER ENGAGEMENT

CLIENT : OAKLANDS PROPERTIES PTY LTD

STATUS : COMMUNICATIONS STRATEGY

DATE : MARCH 2006

1 UNDERSTANDING THE PROJECT

2 MANAGING THE PROJECT

The Van Lieshout Family propose to use an area of approximately 45 hectares of their land holdings at Misty Mountain, on the south arm of the Tweed River at the foot of Mount Warning in Northern New South Wales to develop a self-contained village of between 500-600 dwelling and commercial units, with recreational and conference/teaching facilities.

This site is situated amid rolling hills, bounded by National Parks and the Nightcap and Border Ranges, the Tweed River and is serviced by the Kyogle/Nimbin Road. The nearest towns are Uki (Where the Mountains Touch the Sky) and Kunghur.

Site design is intended to accommodate approximately 1000-1200 residents with 20 to 50 other structures (shops, motel, conference centre, recreational facilities).

2.1 Strategic Approach

Three Plus proposes a consultation method that will provide the opportunity to present the proposed project to local communities, identify community and environmental issues, seek input and feedback from interested/affected locals and enable the client and project team to design a sustainable project model.

Three Plus employs a robust methodology for its stakeholder and community consultation programs which is designed to:

- establish the client's reputation with key stakeholders;
- identify key stakeholder and community issues relating to the proposal;
- inform key stakeholders and the local community of the development plans;
- inform the development process through an investigation of those issues and concerns; and
- engage meaningfully and positively with key stakeholders and the community for the duration of the project.

2.2 Preparing and Implementing the Communications Strategy

Three Plus has identified and listed stakeholders who may be affected by, or interested in this project, along with their contact details and areas of interest/concern. We have detailed the key messages and communications materials required to inform the stakeholders of the detail of the project and included anticipated timeframes for these materials.

2.2.1 The community of interest – identifying and informing stakeholders.

Attachment A comprises a list of stakeholders who represent the community of interest for the development. Attachment A also identifies key messages for each stakeholder group, venues, timing and tools appropriate for each stakeholder group.

2.2.2 Consultation techniques and tools

These could include:

- brochures/newsletters/information sheets;
- private briefings for key stakeholders (elected representatives and community groups);
- media releases/briefings/site tours;
- Community Open Day and Feedback Day (if required);
- Shopfront days;
- Community Liaison Committee; and
- dissemination of collated issues and response to those issues.

2.2.3 Media relations

The plan identifies opportunities to engage with the media to create a positive environment within which the consultation and the development application process can proceed.

Attachment A also includes a list of media contacts in the area of interest and details appropriate actions to be taken to brief and inform them.

2.2.4 Consultation Materials

Attachment B details communication materials to be used in shop front activities including;

- 10 x A1 posters (maximum) with satin laminate finish;
- 5 x A3 flip charts of posters;
- 2 colour A4 x 2 page newsletter for distribution;
- A4 feedback forms for shop fronts; and
- Website.

Other resources/materials to be used in the shop front activities would include;

- Hall hire;
- Marque; and
- Display boards.

2.3 Research Materials/tools

- Aerial photographs; and
- Local information –local Council and other identified web sites local newspapers, community and conservation groups, local elected members (Federal, State and Council) electorate and ward offices.

2.4 Requirements of Project Team Members

The consultation program will require the following information from and participation by team members:

- Information and illustrations, photographs and maps, showing the proposed site, location, areas of significance and traffic management details for the production of printed materials (as detailed in Attachment B) which are to be used as communication materials.
- Project team members will be required to attend the shop fronts to answer queries raised by the community and stakeholders.

2.5 Feedback to the Project Team and Community

Three Plus will prepare a matrix of issues which are raised by the community for reference to the project team for analysis and response.

Three Plus proposes that these responses be communicated back to community members who provide comments and raise issues during the shop front processes.

2.6 Final Report

Three Plus will compile a final report which will incorporate a comprehensive summary and analysis of all aspects of the community engagement for this stage of the project conducted by Three Plus.

3 THREE PLUS CONTACT DETAILS

Postal Address

PO Box 5820
West End QLD 4101

Street Address

15 Cordelia Street
South Brisbane Qld 4101

Phone 61-7-3503 5700

Fax 61-7-3503 5799

Email molly@threeplus.com.au

Website www.threeplus.com.au

NIGHTCAP VILLAGE - STAKEHOLDER GROUPS AND KEY MESSAGES ***ATTACHMENT A***

Group	Key Messages	Tools	Venue	Estimated Timing
Local residents, property owners and Community Groups Inform residents of Uki and Kunghur to receive newsletter letterbox drop to inform of project details and open day via Australia Post. No active resident groups. Steve Phillips to advise.	Rural Village – not urban sprawl Environmentally sustainable constructions methods (building design, water and sewerage, underground water storage, alternative energy sources Attractive rural oriented design Recreational and tourism opportunities	Media releases Newsletters Fact sheets Community Open day Website	Open Day venue	Second week April 2006 Open Day mid-late April 2006
Elected Members Federal Member (NSW) is Justine Elliott MP, Member for Richmond State Member (NSW) is Neville Newell MP, Member for Tweed.	Rural Village – not urban sprawl Environmentally sustainable constructions methods (building design, water and sewerage, underground water storage, alternative energy sources Attractive rural oriented design Tourism opportunities.	Briefings (as required) Media releases Newsletters Fact sheets Community Open day Website	Open Day venue	Prior to lodgement and during entire process
Local Government **Tweed Shire Council.** Ms Lucy Turnbull, Administrator. Dr John Griffin, General Manager Mr Noel Hodges, Director Planning and Development.	As above	As above	As above	As above
Indigenous Groups Advice from Steve Phillips.	As above	As above	As above	As above
Local Businesses Inform through Australia Post letterbox newsletter delivery of project and open day details.	As above	As above	As above	As above
Media Tweed Link (Tweed Shire Council publication) Editor: Marilyn Smith. Daily News (Tweed). Uki Community Website.	As above	As above	As above	As above

CONSULTATION MATERIALS ***ATTACHMENT B***

Description of Materials	Images/Content	Source	Timing
• **8 x A1 size posters with satin laminate finish – proposed content** (this may be increased to 10 if necessary)			
1. **Title: Process: Planning Approval.** Describe planning approval process, the proposition, application process (including referral to government agencies etc.), information requests from agencies, public notification stage and response times, decision stage and appeal process.	Logos only	MR/MM	By end March
2. **Title: Project team list** - identifying team members and explaining their roles.	Logos	MM/Team	As above
3. **Title: Purpose of Consultation**: strategy and activities (identify issues, inform the community, address concerns) and steps in the communications process.	None	MR	As above
4. **Title: The Site.** Three Aerial photographs of general area (to orient and inform community).	Aerial photo (3)written text	MM	As above
5. **Title: Masterplan** – verbal description of proposed development.	Aerial photo and written text		As above
6. **Title: Concept Story**. Description of proposed development.			As above
7. **Title: Residential Development.** Proposal for development indicating design styles/types, environmental enhancements and housing options.		Outsource	As above
8. **Title: Tourism Development.** Describe proposed tourism initiatives –arts/crafts, conference facilities etc.		Outsource	As above
9. **Title: Recreation and Leisure**. Describe proposed facilities/features/activities.	Written descriptions of proposed projects Sketches (if available)		As above
10. **Title: Traffic Flow Figures and Impacts.** Current traffic flows and projected increases as result of development.		Outsource	As above
11. **Environmental Enhancements.** Detail improvements to site.			
12. **Water, Sewerage and Stormwater Management.** Detail, including recycled/treated water and sewerage facilities.			
13. **Perspectives – Proposed Village.** One or two perspectives.			
14. **Balance of Site (1).** Paths, camping sites, trails etc.			
15. **Balance of Site (2).** Recreation options.			
16. **Balance of Site (3).** Environment – current status.			
17. **Balance of Site (4).** Environment – rehabilitation options/care.			
• **5 x A3 Flip charts of above posters**	As above	Outsource	As above

• **2 colour A4 2-page newsletters for distribution**	Information about project and progress	Outsource	As above
• **500 x A4 feedback forms for open day and shop front feedback**	Request/opportunity for community to give response to project proposal – information to be fed into project team process.	Outsource	As above
• **Website ???????**	Information source – to be maintained by Three Plus	Three Plus	As above
• **1800 information number ???????**			

APPENDIX B

Project Team

THREE PLUS

NIGHTCAP VILLAGE PROJECT TEAM

Project Manager

Peter Macgregor – Oaklands Properties Pty Ltd

Architect

Malcolm Middleton – Malcolm Middleton Architects

Town Planner

Peter Cumming – Urban Systems

Economic Planner

Derek Kemp – Prosperous Places

Engineers

Dr Trevor Johnson and Michael Chessells – Cardno

Landscape Architect

Rob Copeland – EDAW

Local Environmental Consultant

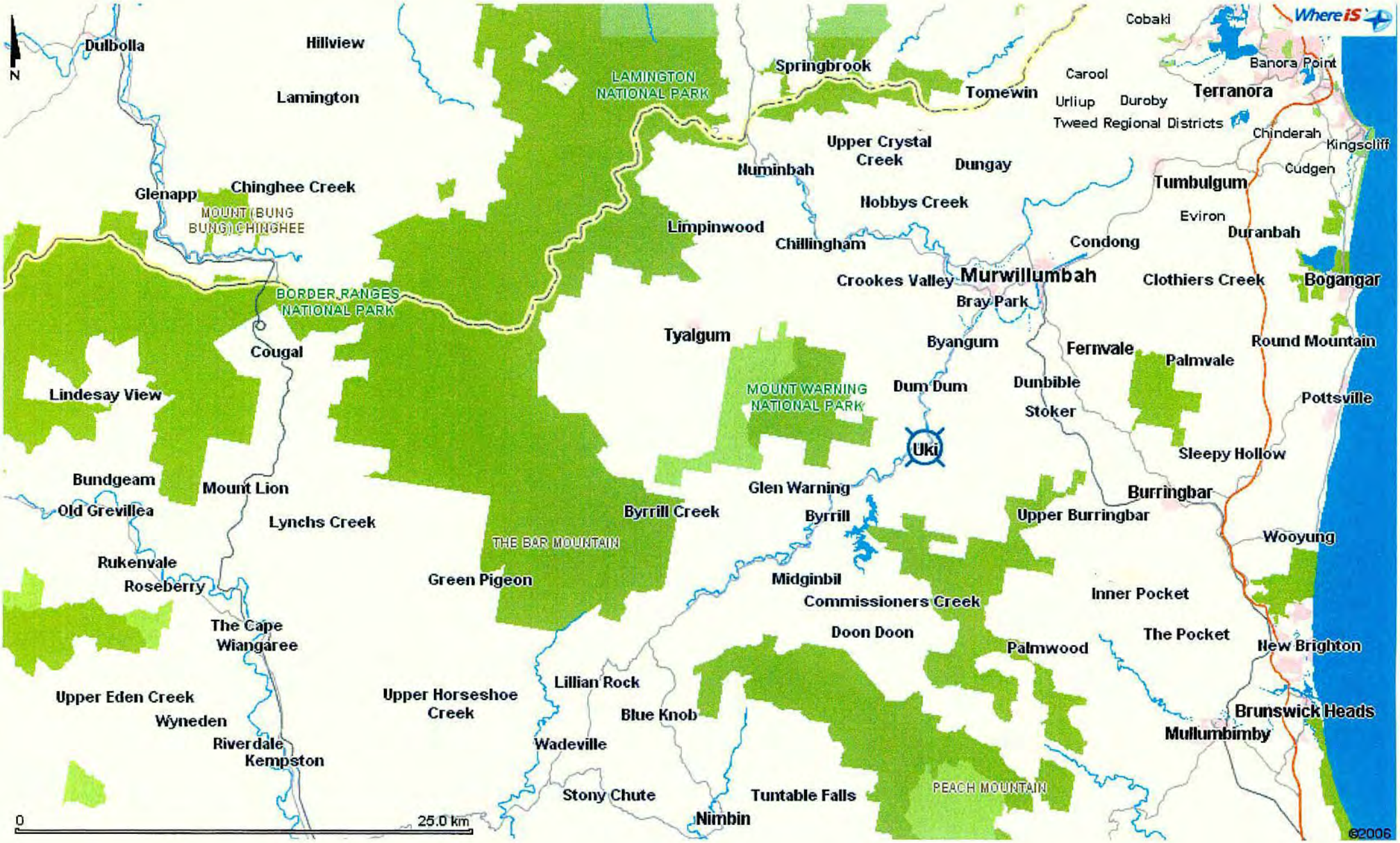
Steve Phillips – Biolink

Community Consultation

Robert Allan and Molly Robson – Three Plus

APPENDIX C

MAP OF AREA


N
Dulbolla
Hillview
Lamington
LAMINGTON NATIONAL PARK
Springbrook
Tomewin
Cobaki
Carool
Urliup
Duroby
Tweed Regional Districts
Terranora
Banora Point
Chinderah
Kingscliff
Cudgen
Tumbulgum
Upper Crystal Creek
Dungay
Numinbah
Nobbys Creek
Glenapp
Chinghee Creek
MOUNT (BUNG BUNG) CHINGHEE
Limpinwood
Chillingham
Condong
Eviron
Duranbah
Crookes Valley
Murwillumbah
Clothiers Creek
Bogangar
Bray Park
BORDER RANGES NATIONAL PARK
Cougal
Tyalgum
Byangum
Fernvale
Palmvale
Round Mountain
Lindesay View
MOUNT WARNING NATIONAL PARK
Dum Dum
Dunbible
Stoker
Pottsville
Uki
Sleepy Hollow
Bundgeam
Mount Lion
Old Grevillea
Glen Warning
Burringbar
Byrrill Creek
Byrrill
Upper Burringbar
Lynchs Creek
THE BAR MOUNTAIN
Wooyung
Rukenvale
Roseberry
Green Pigeon
Midginbil
Commissioners Creek
Inner Pocket
The Cape
Wiangaree
Doon Doon
The Pocket
Palmwood
New Brighton
Upper Eden Creek
Wyneden
Upper Horseshoe Creek
Lillian Rock
Blue Knob
Brunswick Heads
Mullumbimby
Riverdale
Kempston
Wadeville
Stony Chute
Tuntable Falls
PEACH MOUNTAIN
Nimbin
0
25.0 km
©2006

APPENDIX D

INVITATION TO COMMUNITY OPEN DAY

INVITATION
COMMUNITY OPEN DAY

A planning assessment process is being undertaken to construct a masterplanned rural village on 45 hectares of land holdings at Misty Mountain, on the south arm of the Tweed River at the foot of Mount Warning in Northern New South Wales. This project will be located on the Kyogle/Nimbin Road and will be known as Nightcap Village. The land which is the subject of the application is described as Lot 121, DP 134446 and Part Lot 3, DP 771335, Parish of Kunghur.

An Open Day will be held to offer the local community an opportunity to view the proposed development prior to lodgement with Tweed Shire Council (TSC). Details of this day are below. This is being organised by communication engagement consultants Three Plus Pty Ltd.

Purpose of Open Day

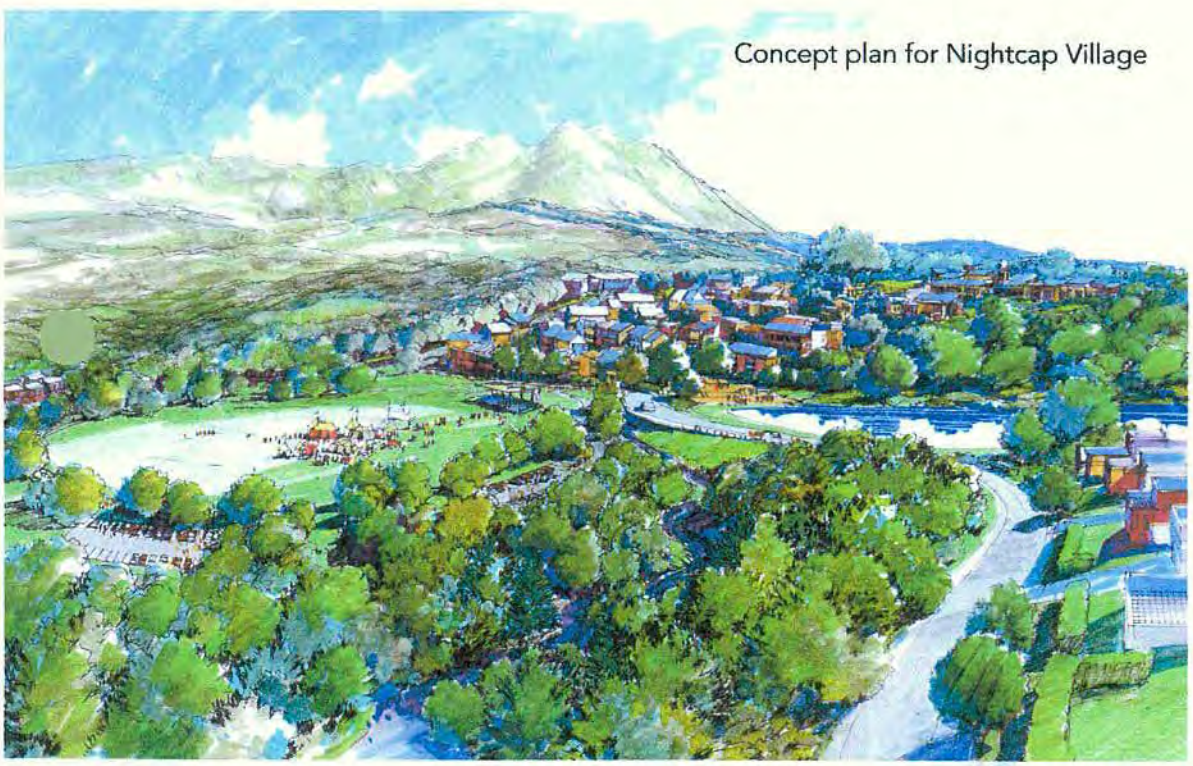
Consultation will be undertaken with the local community, to inform them of the proposed nature and design of Nightcap Village, seek their input and identify any concerns. Members of the Project Team will be in attendance to explain the concept and detail of the proposed Nightcap Village design.

Feedback forms will be available for community members and visitors to the Open Day to fill in, offering comments and suggestions about the proposed Nightcap Village. This feedback will be considered by the Project Team and included in the Development Application to Tweed Shire Council.

Details of Proposal

The site for Nightcap Village is situated amid rolling hills, bounded by National Parks and the Nightcap and Border Ranges and the Tweed River, and is serviced by the Kyogle/Nimbin Road. It is sited between the towns of Uki and Kunghur.

The concept of Nightcap Village is to develop a self-contained, masterplanned village comprising between 500-600 dwelling and commercial units, with recreational and conference/teaching facilities. The site design is intended to accommodate approximately 1000 residents with 20 to 50 other structures (shops, motel, conference centre, recreational facilities) and seeks to offer a unique approach to rural living.



Concept plan for Nightcap Village

Planning assessment process

The Planning Assessment Process allows the community to provide comment on the proposed development. These comments will be considered in the preparation of the development application.

The Development Application process and stages involved are:

Application Stage: A Development Application for this proposed development is lodged with TSC. This Community Consultation is being undertaken prior to any application being lodged and feedback gained from the process will be included in the final application.

Referral Stage: The application will be referred to the relevant NSW State Government agencies for consideration.

Information Stage: TSC and relevant State Government agencies may issue an information request to the Proponent in order to clarify aspects of the proposed development.

ublic Notification Stage: The Community will be notified of the proposed development in the prescribed manner. The application is usually available for viewing at TSC. The Community then has a set period for lodgement of a submission.

Decision Stage: After the Notification Period, TSC considers the application and notifies their decision.

Appeal Stage: An appeal stage exists in respect of the decision.

DETAILS OF OPEN DAY

You are invited to attend the Community Open Day to view information on the planning that is underway, and to talk to members of the development Project Team.

The Community Open Day is being held as follows:

WHEN : Sunday 28 May 2006 from 12 noon to 3pm.

WHERE : Uki Progress Hall, Kyogle Road, Uki.

For further information about the Community Consultation Process please contact Molly Robson at Three Plus Pty Ltd, on (07) 3503 5700 or email molly@threeplus.com.au

APPENDIX E

NEWSPAPER ADVERTISEMENT

(Placed in Tweed Link – 23 May 2006)

INVITATION TO COMMUNITY OPEN DAY

PROPOSED NIGHTCAP VILLAGE

In line with the new Northern Rivers Strategy, as prepared by the New South Wales Minister for Planning, it is proposed to develop an area of approximately 45 hectares of land at Misty Mountain, on the south arm of the Tweed River into a masterplanned, self-contained village of between 500-600 dwelling and commercial units, with recreational and conference/teaching facilities. This project will be known as Nightcap Village.

The land which is the subject of the application is described as Lot 121, DP 134446 and Part Lot 3, DP 771335, Parish of Kunghur.

The site is bounded by National Parks and the Nightcap and Border Ranges, and the Tweed River. It is serviced by the Kyogle/Nimbin Road and the nearest towns are Uki and Kunghur.

Site design is intended to accommodate approximately 1000 residents with 20 to 50 other structures (shops, motel, conference centre, recreational facilities).

It is proposed to hold a Community Open Day, prior to formal lodgement of a Development Application to Tweed Shire Council, to enable residents and other interested parties to view the proposals for Nightcap Village, speak directly to members of the Project Team, and raise their issues and concerns about the proposal.

Where: Uki Progress Hall, Kyogle Road, Uki

When: Sunday 28th May 2006 from 12 noon to 3pm

For further information about this event please contact Molly Robson, Principal Consultant at Three Plus Pty Ltd on (07) 3503 5700.

Postage Paid

THE TWEED TWEED SHIRE COUNCIL

Tweed Link

A TWEED SHIRE COUNCIL PUBLICATION ISSUE 465 MAY 23, 2006 ISSN 1327-8630

Pandanus Pde foreshore works?

A RESORT Corp proposal to rehabilitate and embellish part of the public reserve abutting the beach at the eastern end of Pandanus Parade, Cabarita Beach, will come before Tweed Shire Council this week.

The site is Crown Land and forms part of the Coastal Reserve, which includes dunal vegetation and backs onto Resort Corp's "The Beach" development on the site of the old Cabarita Hotel. It will also join Cabarita Surf Life Saving Club.

Resort Corp wants to spend $100,000 constructing a ramped and paved access path traversing the site to join Pandanus Parade to the Cabarita Hill walkway and stabilise the currently unestablished beach access track using Council-approved chain and timber slats. Other proposals include provision of a beach viewing platform accessible to wheelchairs, a barbecue and picnic facility and an upgraded beach shower facility.

The company plans to improve public access and use of the foreshore area, rehabilitate degraded areas including the removal of non-native species and replace them with appropriate native species.

Council received six written submissions during the two-week exhibition of the proposed development.

A Council staff report said although the proposed works were generally supported, concern had been raised that the application was lodged prior to the finalisation of the Masterplan for the Pandanus Parade Precinct and its adoption by Tweed Shire Council.

A steering committee, representing the local community had provided unanimous support for the works "in principle", subject to further detail being lodged and subsequently approved by council, the report said.

While the Council report recommended conditional approval, the report said any proposed works within the dual areas were subject to further assessment by Council prior to determination.

Revised design for signals at Winders Place

TWEED Shire Council staff are investigating a revised design for traffic signals at the intersection of Winders Place and Leisure Drive, Banora Point,

Council had previously resolved to install signals however issues with private land acquisition, the high cost of relocating Telstra infrastructure and objections from some sectors of the local community, resulted in the installation being placed on hold.

After receiving letters and a petition from residents of Winders Place it was decided to attempt to modify the design to remain within the existing road reserve to make the project affordable.

Computer modelling will be undertaken to confirm if the redesign is functional and final approval from the New South Wales Roads & Traffic Authority sought.

The signals will incorporate a signalised pedestrian crossing across both Winders Place and Leisure Drive and the existing 'zebra' pedestrian crossing will be removed.

It is planned for the signals to be installed by Christmas providing no unforeseen difficulties are encountered.

PAL line help

POLICE have set up a Police Assistance Line (PAL) for the reporting of non-urgent crimes.

The 131 444 number is an innovative, around-the-clock way to report a range of non-urgent crimes, such as vandalism, lost property, break, enter and steal, minor motor vehicle collisions and vehicle theft.

The calls are referred to local police for analysis and action.

When a police response is needed, officers will be dispatched. The 000 emergency number remains unchanged for crimes in progress and other urgent situations.

Tweed's green power joins electricity grid

THE renewable energy facility at Council's Stotts Creek Waste Facility, north of Tumbulgum, will be formally commissioned this week.

After commissioning, the renewable energy or green power is expected to generate 400 kilowatts of power or the equivalent of powering 400 homes providing a further saving in greenhouse gases by reducing the impact of the gas production from conventional electricity generation.

The Renewable Energy Facility was installed on the site in March this year.

Energex will purchase the generated power to join its Queensland grid.

The landmark project for the Tweed started four years ago when Tweed Shire Council signed a contract with Landfill Management Services Pty Ltd (LMS) for the purpose of extracting and managing landfill gas from Stotts Creek Landfill.

Council agreed to make available the site to LMS for the collection of landfill gas and for the construction on part of the site of a Renewable Energy Facility and works ancillary to the collection and processing of landfill gas.

Under the contract, Council agreed to provide to LMS any green credits and carbon dioxide credits for extracting and managing the landfill gas.

A system of landfill gas (LFG) extraction wells was installed during 2002/03 and the gas extracted was flared on site to reduce the greenhouse gas impact.

The LFG collection system was augmented during 2005 with new extraction wells.

Since the start of flaring the methane the carbon dioxide equivalent green house gas savings is approximately 38,300 tonnes.

These savings would be the same as taking more than 9000 cars off the roads for one year.

DEVELOPMENT APPLICATION DETERMINATIONS

Notification of Development Application Determinations for the purposes of Section 101 of the Environmental Planning and Assessment Act, 1979 (as amended).

LOCATION & DA NUMBER	TYPE OF DEVELOPMENT	DECISION
Lot 2 DP 1069591, No. 19 Buchanan Street, South Murwillumbah DA06/0276	Use of factory unit No. 4 for sign writing business	Approved
Lot 5 Section 21DP 3514, No. 78 Byangum Road, Murwillumbah DA05/0002	2 lot subdivision	Approved
Lot 16 SP 75111, Unit 16/No. 23 Enterprise Avenue, Tweed Heads South DA05/0915	Inline skating rink (units 20-23)	Approved
Lot 2 DP 1001877, 6330 Tweed Valley Way, Burringbar DA05/1304	Additions to existing dwelling to create a dual occupancy	Approved
Lot 1 DP 848875, No. 2-14 Henry Lawson Drive, Terranora DA05/1329	Additional egress driveway from service station	Approved
Lot 13 DP 1014470, Casuarina Way, Casuarina DA06/0137	Public art project	Approved
Lot 367 DP 755740, No. 40 Queen Street, Fingal Head DA06/0155	Two (2) lot subdivision	Refused
Lot 202 DP 755724, Brisbane Street, Murwillumbah DA06/0170	Two (2) light poles to netball courts	Approved
Lot 370 DP 755701, No. 16 Elizabeth Street, Pottsville DA06/0247	Use of shop 1 for dental surgery	Approved
Lot 1 DP 781716, No. 10 Seaview Street, Kingscliff DA05/0253	Multi dwelling housing development comprising of three (3) dwellings and demolition of existing dwelling	Approved
Lot 48, 49, 66 DP 755740; Lot 2 DP 227144; Lot 1 DP 118565, River Road, Banora Point DA05/0659	Consolidation of 5 lots into 2	Approved
Lot 22 DP 1058759, Poplar Avenue, Bogangar DA05/1231	Earthworks	Refused
Lot 667 DP 1094312, No. 63 Ourimbah Road, Tweed Heads DA06/0016	Oyster wholesale business (shop 14)	Approved
Lot 4 DP 1047876, Lot 3 DP 1047876, Lot 1 DP 789886, No. 341 Fernvale Road, Fernvale DA06/0060	Boundary alteration	Approved
Lot 1 DP 831503, Prince Street, Murwillumbah DA05/0495	Childcare centre	Approved
Lot 380 DP 1073375, Botanical Circuit, Banora Point DA05/1291	Shopping centre	Approved
Lot 3 DP 1000385, Lot 3 DP 1000385, No. 43 Fraser Drive, Tweed Heads South DA05/1296	Two (2) lot subdivision	Approved

Cont'd next column

Sunday market at Gulls?

A WEEKLY Sunday market is planned within the grounds of the Seagulls Leagues Club in Gollan Drive, Tweed Heads West.

Markets Down Under Pty Ltd has applied to Council to operate 110 temporary stalls at the rear car parking area in the south western portion of the site.

The application was originally for 150 stalls in the existing grassed overflow parking area, adjacent to a residential estate.

However, the application was amended following concerns with traffic, parking and noise.

The proposal is to open the markets to the public between 8am-2pm each Sunday with stallholders setting up from 6am and vacating the site prior to 3pm.

The stalls will offer goods such as arts, crafts, fresh produce, variety and "new age" items. Food vans will operate.

Bat concern goes to Minister

THE Minister for the Department of Environment and Conservation is likely to be asked to act on concerns about a flying fox colony at Dallis Court, south west of Murwillumbah.

Tweed Shire Council this week will deal with a recommendation to request the Minister to act on the odour, noise, health and nuisance value created by the flying fox colony in the small rural residential development.

Residents have cited odour, noise, swimming pool contamination and disease transmission through bat droppings as matters of concern. Laundry and paintwork damage have also been highlighted. A $20,000 study by consultants Pacific Air and Environment to undertake and assessment of the impact on the community is under review due to the breaking up of the camp for the winter foraging.

Council has also asked the Department of Environment and Conservation to fund a noise impact study, likely to cost between $3000-$5000.

Coordinator for Tweed Masterplan

TWEED Shire Council has received a $25,000 grant from the Department of State and Regional Development for the continuing role of Tweed Heads Masterplan coordinator, Magdy Youssef. His role is to facilitate private and public sector initiatives identified in the Masterplan.

PUBLIC NOTICES

LOCATION & DA NUMBER	TYPE OF DEVELOPMENT	DECISION
Lot 500 DP 727420, Tweed Coast Road Casuarina. DA05/1469	Surfing school on Salt beach	Approved
Lot 7017 DP 755701, Marine Parade, Kingscliff DA05/1471	Surfing school on Kingscliff beach	Approved
Lot 171 DP 629328, No. 28-40 Overall Drive, Pottsville DA05/1476	Additions to Pottsville Waters Foodworks supermarket	Approved
Lot 7009 DP 1055324, Lot 7011 DP 1055324, Pandanus Parade, Cabarita Beach DA05/1480	Surfing school on Cabarita Beach	Approved

The above development applications are available for public inspection free of charge at the Development Services Division, Murwillumbah Civic Centre, during ordinary office hours. In addition to the above applications, since the last issue of the Tweed Link a further 24 development approvals have been issued for applications that would have only required Building Approval prior to 1 July, 1998.

Water tanks a strategic move

THE Tyalgum Public School is an early convert to Council's Integrated Water Cycle Management Strategy by installing rainwater tanks.

The provision of the rainwater tanks is in line with the strategy by reducing the school's reliance on the town water supply. As a result of the project, the school's annual town water consumption will be reduced by approximately 200 kilolitres.

Tyalgum has its own drinking water supply which draws water from the Oxley River adjacent to the village.

This initiative will reduce the demand requirements at the school and provide an alternative source for drinking water when the Tyalgum Weir experiences algal problems.

Council this week will approve the expenditure of $1760 to supplement the $4642 installation cost of the tanks. The Federal Government Water Fund Community Water Grant has contributed $2881 for the project.

OPENING HOURS - TWEED SHIRE COUNCIL GARBAGE DEPOTS

Stotts Creek: Monday-Friday 7am-4pm; weekends and public holidays 10am-4pm.
Murwillumbah: Friday, Saturday, Sunday, Monday - 10am-4pm.
Tyalgum: Saturday and Sunday, 10am-4pm. Last loads accepted at 3.45pm at all depots.

NOTICE TO BOAT OPERATORS PIPELINE WORKS AT COBAKI BRIDGE AND TERRANORA INLET

Over the next three months pipeline installation work will be in progress on each side wall of the Cobaki Bridge and underneath the freeway over the Terranora Inlet.
The works will not infringe unduly upon waterways but access platforms at Cobaki Bridge will be in place at each bridge pier and boat operators should observe speed restrictions in this area and take care on approaches to the bridge.

PUBLIC NOTICES

AFTER HOURS EMERGENCIES

After hours emergency for all services, 1800 818 326.

NOTICE UNDER SECTION 5.6.3 INDUSTRY CODE C564:2004 FOR DEPLOYMENT OF MOBILE PHONE NETWORK INFRASTRUCTURE

Proposal by Telstra to install a telecommunications facility at:
10 Industry Drive, South Tweed Heads, NSW 2486 (Lot 20 / DP 258721)

1. The proposed facility consists of upgrade works to an existing site to facilitate wideband CDMA (3G) network, through the addition of two new antennas and related ancillary equipment.

2. Telstra regards the proposed installation as a Low-impact Facility under the Telecommunications (Low-impact Facilities) Determination 1997 ("The Determination") based on the description above.

3. Further information can be obtained from Nicola Moir (UrbisJHD Services); Tel: (02) 9111 4476; Email: nmoir@urbisjhd.com

4. Written submissions should be sent to: UrbisJHD Services, c/o Ericsson, Level 8, Building C, 11 Talavera Rd, Macquarie Park, NSW 2113 by 2nd June 2006

TENDERS

Tender No.	Description	Cost of Hard Copy Documentation	Tender Closing Date - 4:00pm
EC2006-076	Construction of Mechanical, Electrical Facilities Building Kingscliff Sewage Treatment Plant	$200	28 June 2006
AC2006-070	Provision of Legal Services to Tweed Shire Council	Nil	28 June 2006

Tenders must be lodged as specified in the tender documentation. Tender documentation is available at no charge from Council's web site at www.tweed.nsw.gov.au
All tenders will be opened at closing time and will be considered by Council in accordance with the provisions of the Local Government Act 1993 and the NSW Local Government (General) Regulations, 2005. The lowest or any tender is not necessarily accepted and canvassing of Administrators or staff will disqualify.
For further information please contact Mr Nic Robertson on (02) 6670 2606.

Mr Mike Rayner, Acting General Manager
Tweed Shire Council, PO Box 816, Murwillumbah NSW 2484

POSITIONS VACANT

Position Title	Ref No	Division/Unit	Salary	Closing Date
Health & Building Surveyor	06-041	Building Services	JG7 P1- $1,085.31 p/w To JG7 P4- $1,249.06 p/w	Friday 2 June 2006
Reticulation Assistant	06-040	Water	JG3 P1- $614.60 p/w To JG3 P4- $703.19 p/w	Friday 2 June 2006

Applicants must obtain the vacancy information package, (AD/PD), including the Guidelines for Applicants for positions within Council which include the Full Selection Criteria. Vacancy Information packages are available from the Human Resources Section on (02) 6670 2495 or email:hru@tweed.nsw.gov.au or on Council's website **www.tweed.nsw.gov.au**

Successful applicants will be subject to a 3 month probationary period.

Email applications must be followed up with a telephone call to (02) 6670 2495 to confirm receipt.

Tweed Shire Council supports Equal Employment Opportunity and has a smoke free workplace policy.

HELP THE PRECIOUS WILDLIFE OF THE TWEED

Tweed Valley Wildlife Carers are holding Orientation Day for new members and for those interested in finding out more about wildlife rehabilitation. Not everyone is in a position to actually care for injured or orphaned wildlife, but there are many ways you can be involved or can help, such as attending the 24 hour wildlife emergency line a day or two a month, transporting animals to vets and carers, etc. The Orientation Day will inform you about these options, and give you a chance to ask questions, meet with members, and learn about our native animals (and meet a few, too!).

The Orientation Day is on Saturday, 27 May, from 10am to 4pm, at the South Tweed Community Hall, Heffron Street, South Tweed. It is free, but you must book a place by calling (02) 6672-4789.

NOTIFICATION OF AERIAL SPRAYING OF BITOU BUSH

Aerial spraying of Bitou Bush utilising low dosage Round-up is proposed for a section of the Tweed Coast on May 24, 25 or 26. The exact day will be dependent on weather conditions. The areas subject of the program are Wommin Bay - north of Murphy's Road to south of Fingal Head, and Letitia Spit. The program will be undertaken in accordance with the best practice guidelines for aerial spraying of bitou bush in New South Wales, published by the Department of Environment and Conservation.

The total program will be completed within 1-2 hours. Treated areas will be signposted prior to and after the program.

Beach and beach access areas will be patrolled and cleared of people prior to spraying. Notification will be broadcast on local media closer to the event when an exact date is known and on the morning of commencement of treatment.

For further information, contact Recreation Services on (02) 6670 2530.

INVITATION TO COMMUNITY OPEN DAY

PROPOSED NIGHTCAP VILLAGE

In line with the new Northern Rivers Strategy, as prepared by the New South Wales Minister for Planning, it is proposed to develop an area of approximately 45 hectares of land at Misty Mountain, on the south arm of the Tweed River into a masterplanned, self-contained village of between 500-600 dwelling and commercial units, with recreational and conference/teaching facilities. This project will be known as Nightcap Village.

The land which is the subject of the application is described as Lot 121, DP 134446 and Part Lot 3, DP 771335, Parish of Kunghur.

The site is bounded by National Parks and the Nightcap and Border Ranges, and the Tweed River. It is serviced by the Kyogle/Nimbin Road and the nearest towns are Uki and Kunghur.

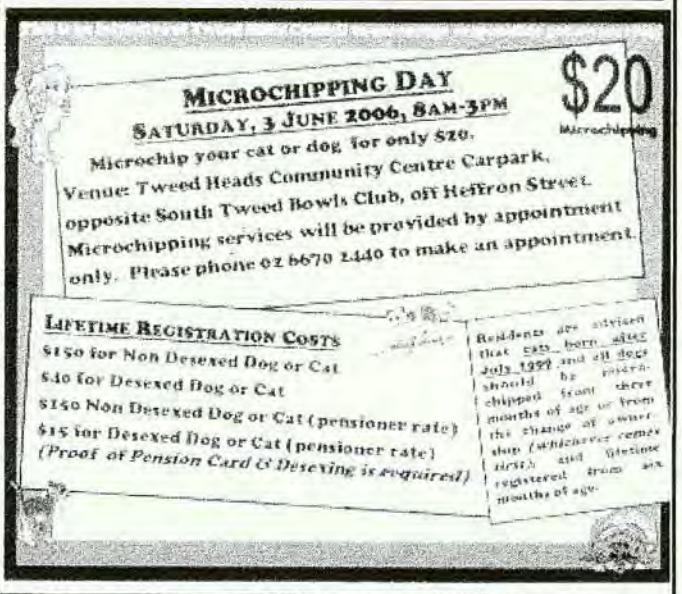
Site design is intended to accommodate approximately 1000 residents with 20 to 50 other structures (shops, motel, conference centre, recreational facilities).

It is proposed to hold a Community Open Day, prior to formal lodgement of a Development Application to Tweed Shire Council, to enable residents and other interested parties to view the proposals for Nightcap Village, speak directly to members of the Project Team, and raise their issues and concerns about the proposal.

Where: Uki Progress Hall, Kyogle Road, Uki
When: Sunday 28 May 2006 from Noon to 3pm

For further information about this event please contact Molly Robson, Principal Consultant at Three Plus Pty Ltd on (07) 3503 5700.

PUBLIC NOTICES


MICROCHIPPING DAY
SATURDAY, 3 JUNE 2006, 8AM-3PM
$20
Microchipping
Microchip your cat or dog for only $20.
Venue: Tweed Heads Community Centre Carpark,
opposite South Tweed Bowls Club, off Heffron Street.
Microchipping services will be provided by appointment
only. Please phone 02 6670 2440 to make an appointment.
LIFETIME REGISTRATION COSTS
$150 for Non Desexed Dog or Cat
$40 for Desexed Dog or Cat
$150 Non Desexed Dog or Cat (pensioner rate)
$15 for Desexed Dog or Cat (pensioner rate)
(Proof of Pension Card & Desexing is required)

KINGSCLIFF FORESHORE MASTERPLAN
Draft Plans on Display

The Draft Kingscliff Foreshore Masterplan plans will be on display for Community Feedback over the next 4 weeks.

The scope of the plans include: Jack Bayliss Park, Kingscliff Holiday Park, Cudgen SLSC, Lions Park and Faulks Park. Also on display for information purposes only will be the proposed Coastal Furniture Suite.

Plans will be available for viewing at the following locations and times-

- Kingscliff Shopping Village - until Wed 31st May
- Kingscliff Library - until Wed 14th June
- TSC Website www.tweed.nsw.gov.au - until 14th June

All feedback to be addressed to Leigh Abernethy,
Landscape Architect, Tweed Shire Council
PO Box 816
MURWILLUMBAH NSW 2484
labernethy@tweed.nsw.gov.au
(02) 6670 2656

Perfect Saturdays will be launched at Salt Village on Saturday May 27 and will take place the last Saturday of every month.

A day of great free entertainment and activities for the whole family in Salt Central Park from 10.30am - 4pm. Including free yoga class at 10.30am, local art displays and kids activities.

COMMUNITY NOTICES

Tweed Heads Residents and Ratepayers Association meets 7.30pm Monday, May 29 at the Opal Room, Tweed Heads Bowls club.

Pottsville Community Association meets 7.30pm Tuesday, May 30 at the pottsville Community Centre.

The Tweed Link is published weekly by Tweed Shire Council PO Box 816, Murwillumbah NSW 2484. It is delivered free to residents and is available on audio tape. Subscriptions: non-residents $15 for six months, $30 for 12 months.
Editor Marilyn Smith, journalist Marion Walsham.
tweedlink@tweed.nsw.gov.au. Phone (02) 6670 2400.
Fax: (02) 6670 2429. Council's main email address is tsc@tweed.nsw.gov.au Council's agendas and minutes at Kingscliff, Murwillumbah or Tweed Heads libraries, council offices or through www.tweed.nsw.gov.au Council's main office is located in Tumbulgum Road, Murwillumbah. The Tweed Heads office is in Brett Street

APPENDIX F

OPEN DAY POSTERS

The Site

Size of site → approximately 45 hectares;

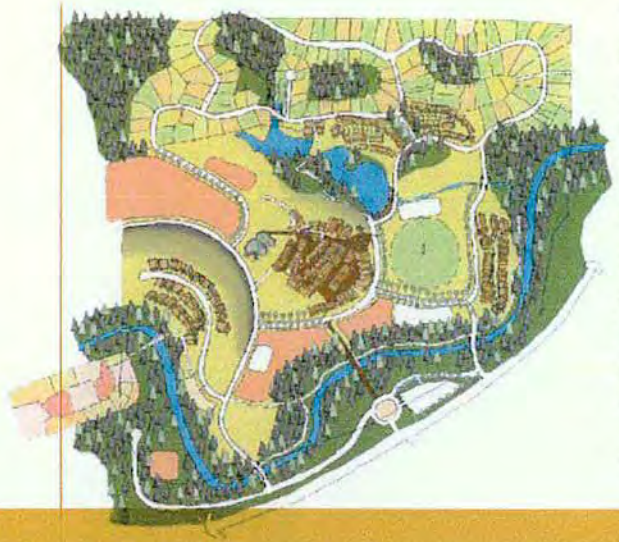
Property Description → Lot 121, DP 134446 and Part Lot 3, DP 771335, Parish of Kunghur

Access Road → (Kyogle/Nimbin Road);

Location → South arm of Tweed River, approx. 11 kms south of Uki in northern New South Wales; and situated at the foot of Mt Warning in the Nightcap Range.

Nightcap
Village

Concept Story



The proposal covers the area designated Key Village Residential in the Tweed Local Environment Plan. The zoned area is approximately 45 hectares of (formerly grazing) land holdings on the south arm of the Tweed River at the foot of the majestic Mount Warning in the Nightcap Range of Northern New South Wales.

This site is situated in the Tweed Valley amid rolling, forested hills, bounded by the National Parks of the Nightcap and Border Ranges, and the Tweed River. It is serviced by the Kyogle/Nimbin Road. Broadband access is available and a rural residential subdivision, which is now being sold, has been developed across the road from the entrance to the proposed Nightcap Village development.

The nearest towns are Uki and Kunghur.

It is proposed to develop a self-contained, sustainable village of between 500-600 dwelling and commercial units, with recreational and conference/teaching facilities.

The completed development is intended to accommodate approximately 1000 residents and there will be 20 to 50 other structures, including shops, a hotel, conference centre and recreational facilities.

The current proposal is founded on the need to preserve the natural values of the site including:

- rolling rural landscape with significant remnant vegetation;
- surrounding lush growth rainforests and National Parks;
- Tweed River access;
- Views to Mount Warning;
- Access to walking tracks and climbs; and
- Flora and fauna habitat.

Nightcap Village, which is designed to current sustainability and environment standards, will take ten years to reach maturity. It will offer a sustainable rural lifestyle which includes employment and recreational opportunities, all desirable outcomes for the area.

Proposed Village Perspectives

View to Nightcap Range

View to Mount Warning

Nightcap Village

Process and Purpose of Consultation

The Planning Approval Process allows the community to provide comment on the Development Application submitted.

The normal process involves:

Stage 1 Application	Stage 2 Referral	Stage 3 Information	Stage 4 Public Notification	Stage 5 Decision	Stage 6 Appeal
A Development Application for this proposed development is lodged with the Tweed Shire Council (TSC). This Community Consultation is being undertaken prior to any Application being lodged and feedback gained from the process will be included in the Application.	The Application is referred to the relevant State Government agencies for consideration.	TSC and relevant State agencies may issue an information request.	The Community will be notified of the proposed development in the prescribed manner. The application is usually available for viewing at Tweed Shire Council. The community then has a set period for lodgement of a submission.	After the Notification Period, TSC considers the Application and notifies their decision.	An appeal stage exists in respect of the decision.

The purpose of the Community Consultation is to:

- Inform the local community of the proposal for Nightcap Village;
- Identify community issues and concerns relating to the proposal; and
- Feed concerns and responses into the planning and design process.

The steps in the Community Consultation process are:

- Advertise the consultation to residents, businesses and property owners through advertisements, letters and a newsletter; and
- Hold the Community Open Day.

Master Plan

The Nightcap Village Master Planned Community proposal envisages a well planned rural village, based on current sustainability principles and a sound planning strategy.

The development proposes a properly planned and serviced village, offering an alternative lifestyle choice to about 1000 people and will be set in the serene Tweed River Valley between Mt Warning and the Nightcap Range.

This totally planned and designed village will offer a strong employment base and will fit snugly into its environment and surrounds.

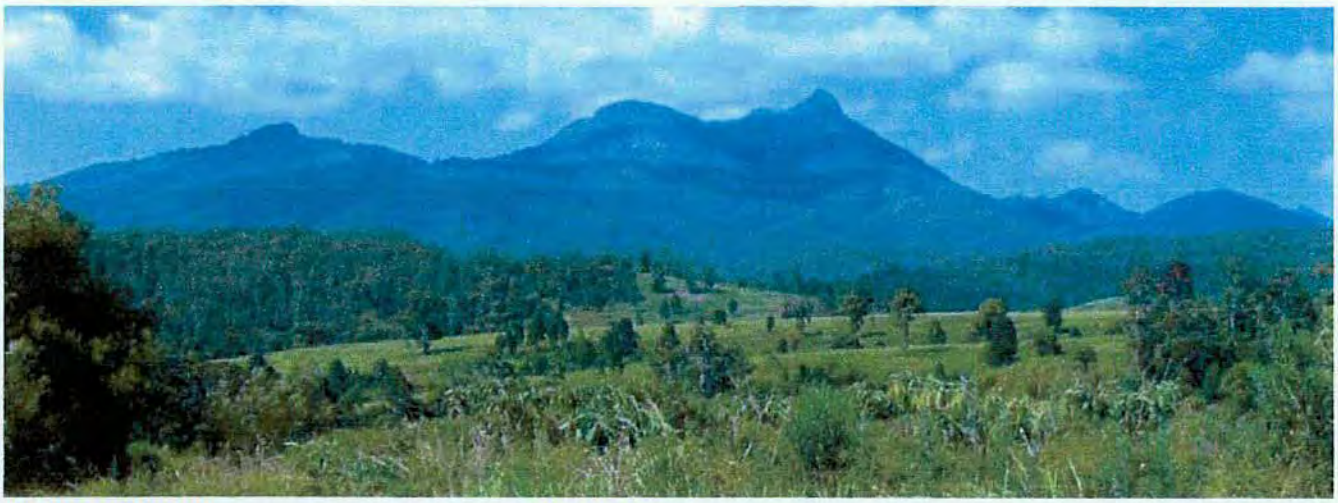
Nightcap Village will have the following features:

- A central and safe access point on the Uki Road;
- A pedestrian orientation with low speed streets and a car park near the entrance (to discourage visitor car trips within the Village);
- A thoroughly integrated building, street and public open space design which embraces indoor/outdoor living in a modern architectural style. Nightcap Village does not seek to replicate 'old country town' architecture, but will develop its own sense of place using the latest sustainable housing designs in tin, timber, steel and glass. This is designed to be a village for the 21st Century;
- Employment and other activities will be concentrated along a lower main street, running parallel with the Tweed River and including backpacker's accommodation, a hotel, artists and artisans retreat, woodworker's facility, two or three restaurants along with a small conference/interpretive centre;
- The availability of broadband internet cabling along the main road is an important factor in the development of home-based employment;
- A residential community of some 400 dwellings which will range from detached houses on larger lots, to smaller lot housing and apartments around the village centre, along with 'shop-top' residences;
- A village sporting oval next to the Tweed River, a central village square in the main street and a village green surrounding a huge old fig tree on the hill overlooking the village; and
- A series of walking, climbing, hiking and recreational trails.

Master Plan

Nightcap
Village

Project Team



Project Manager
Peter Macgregor
Oaklands Properties Pty Ltd

Architect
Malcolm Middleton
Malcolm Middleton Architects

Economic Planner
Derek Kemp
Prosperous Places

Town Planner
Peter Cumming
Urban Systems

Engineer
Dr Trevor Johnson, Michael Chessells,
Cardno

Landscape Architect
Rob Copeland
EDAW

Local Environmental Consultant
Steve Phillips
Biolink

Community Consultation
Robert Allan and Molly Robson
Three Plus

NB: All the consultants on the Nightcap Village team have national and international experience in their respective fields.

Nightcap Village Zoning

Tweed Shire Local Environment Plan and Nightcap Village

The Nightcap Village site is zoned 2(d) Residential Village under the Tweed LEP (see below)

The objective of the Residential Village zone is:

"To provide for residential development on the site and a full range of services and facilities traditionally associated with a rural village which is of a design and scale that makes a positive contribution to the character of the village."

The designation encourages the development of a sustainable rural village on the Nightcap site.

Village housing and buildings will be contained within the boundaries of the 2(d) zone. Some ancillary village uses will be outside the 2(d) boundary. These include:

- the Village market garden
- a woodlot to irrigate treated effluent
- the effluent treatment plant (membrane technology), which cannot be located near the Tweed River or tributaries
- recreation activities and walking paths
- some water storage

Context: Far North Coast Regional Strategy

Strategic Context – Draft Far North Coast Regional Strategy, NSW Department of Planning, 2006

The Far North Coast Strategy was released by the Minister for Planning, the Hon. Frank Sartor, in March 2006.

The Nightcap Village site (Kunghur) is identified as "Existing Urban Footprint" in the Far North Coast Regional Strategy (see map below).

The Strategy aims to develop a "region of villages" and to take pressure off the coast:

"Initiatives to support and maintain the development of inland settlements are necessary to reduce coastal population growth pressure" (p.5)

The Strategy identifies a number of growth challenges. The population and housing challenges are to:

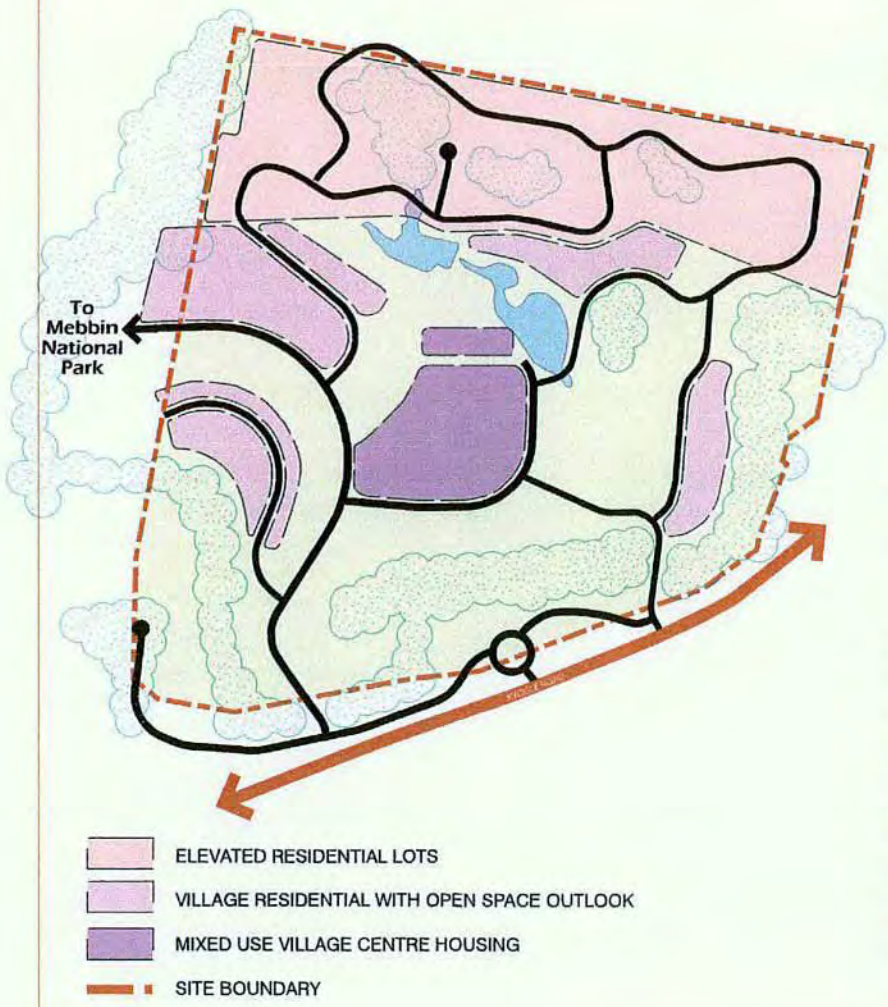
"Manage the expected population growth in a way that retains village character, enhances a sense of community, prevents urban sprawl, and minimises damage to environmental values and rural production.

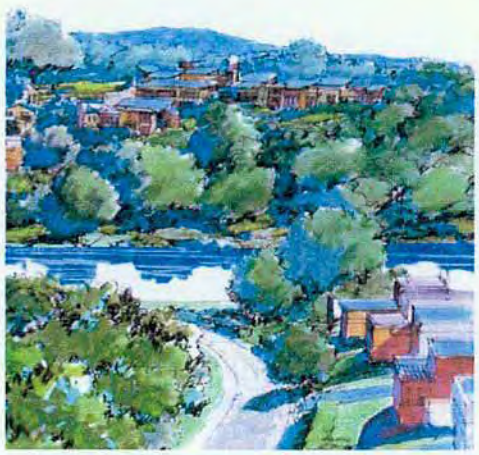
Support the development of inland centres.

Provide housing choice and affordability in the right locations reflecting the changing population and associated reduction in household occupancy rates." (p.6)

Nightcap Village is very much in keeping with the objectives of the Strategy.

Residential Development



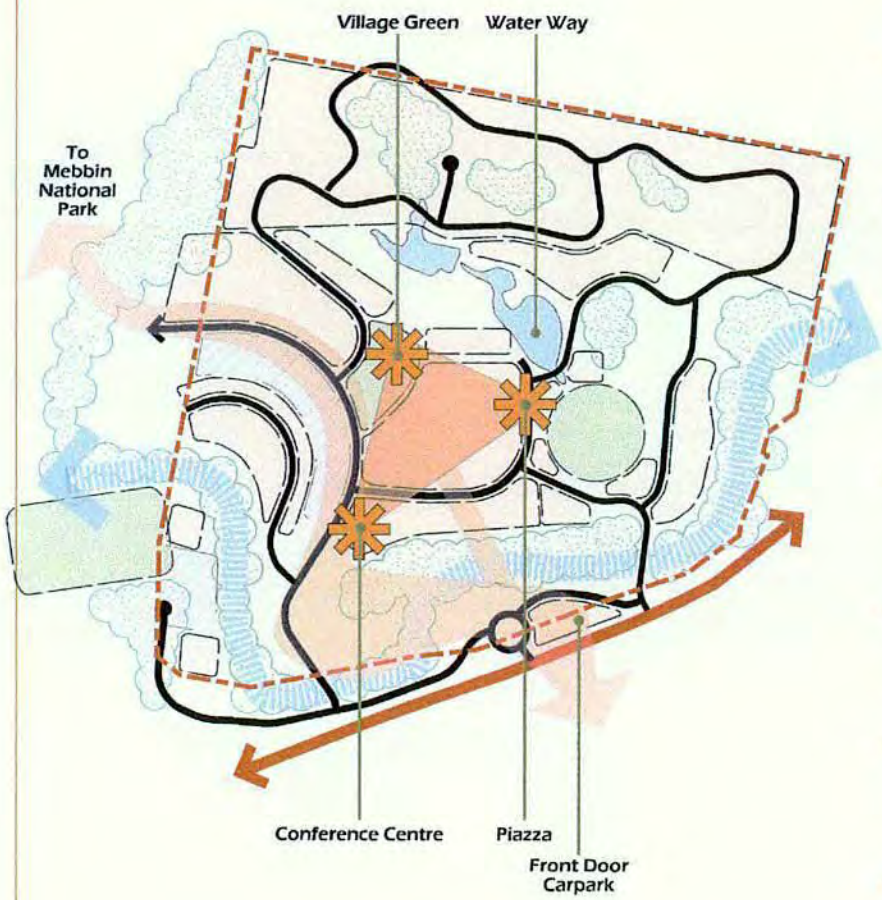


Proposed residential development, showing design styles/types, environmental enhancements and housing options.

Nightcap Village

Tourism Development

The Village will deliver a number of specific income generation strategies that will result in local employment and attractiveness to new residents to bring employment creating initiatives to the village.



These will include:

- A hillside village urban form of considerable visual interest and exploration potential.
- The creation of new piazza location with a water interface and extensive views to both Mt Warning and the Nightcap Range.
- A support base for access to and management of National Park based initiatives.
- The development of a regional conference facility to cater for a wide range of user groups seeking a location with excellent amenities and an atmosphere of natural and creative support.
- A local multi use ground with capability to offer sports, market, concourse and gathering amenity to a wide range of users.
- A technologically connected urban form that will encourage patronage by lifestyle creators and practitioners in many areas of expertise.
- An arts and crafts base of village scale that encourages production and creativity across all arts disciplines, music and writing.
- A health based focus for locals and visitors.
- A place to visit with internal activity interest and external appeal of regional visitors.

Recreation + Leisure

The Village will support the following recreational and leisure pursuits;

- Bushwalking
- local sports on the oval
- a market garden
- allotment garden facility
- river walks
- full pedestrian connectivity throughout the village
- mountain bikes
- arts and crafts tuition and;
- food and beverage provision and tutition.

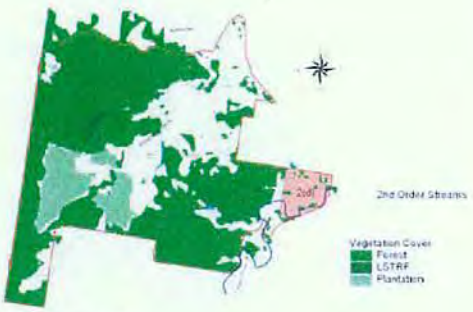
Balance of Site

Rarely does an opportunity present itself to effectively integrate a proposed new village with a change to surrounding landuse such that it has the potential to enhance the proposed community's lifestyle, provide important employment opportunities and generally promote more ecologically sustainable land use practices.

The proposed Nightcap village site, is surrounded by a 1200ha multiple-tenured, land parcel (the balance landholdings), ownership of which is vested in the proponent. Despite a history of disturbance, the balance landholdings retain a number of important conservation values, including large areas of sclerophyll forest and patches of lowland sub-tropical rainforest. A number of threatened flora and fauna species are also known to occur. Current land use activities include plantation forestry, cattle grazing and educational pursuits.

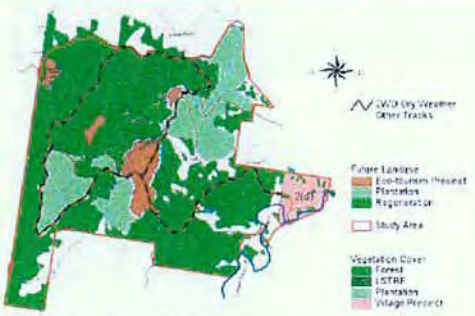
The Nightcap village proposal has the potential to set benchmark standards for ecologically sustainable development practices in the Tweed LGA. In support of this, the balance landholdings also present related opportunities for consideration that, collectively, can only serve to enhance the village and its longer term economic sustainability. Foremost amongst these are opportunities for eco-tourism, a concept enabled by the size of the balance landholdings generally, the proximity of adjoining national park estate and the presence of a large, centrally located precinct known as Central Hill.

Track Network



Vegetation Cover

Site Context: Land Zonings and Planning Constraints



Future Landuse Options

APPENDIX G

OPEN DAY FEEDBACK FORMS

Including blank form, completed forms and telephone calls list

FEEDBACK FORM

Community Open Day
Proposed Nightcap Village Masterplanned Community

1. YOUR NAME

Title..Mr/Mrs/Ms/Other_____First_____LastName_____

2. YOUR ADDRESS

Number & Street _____

Suburb_____ **Postcode**_____

Telephone_____

3. Would you like to receive a copy of residents' feedback as recorded in the consultation process? **Yes** ☐ **No** ☐

4. Would you prefer post or email? **Post** ☐ **Email** ☐

Email Address_____

5. Would you like a copy of the project team issues responses to Issues raised through the open day process **Yes** ☐ **No** ☐

YOUR COMMENTS AND VIEWS (use reverse side if more space needed)

_____

_____

_____

_____

_____

_____

_____

_____

_____

NB:
This feedback form will be included in the Community Consultation Report to the relevant State Government agencies and Tweed Shire Council.

If you would <u>not</u> like your form included, please place a tick in this box » ☐

FEEDBACK FORM

Community Open Day
Proposed Nightcap Village Masterplanned Community

1. YOUR NAME

Title..Mr/~~Mrs/Ms/Other~~ First YASIR LastName ASSAM

2. YOUR ADDRESS

Number & Street 525 Midginbil Rd

Suburb Midginbil Postcode 2484

3. Would you like to receive a copy of residents' feedback as recorded in the consultation process? Yes ☑ No ☐

4. Would you prefer post or email? Post ☐ Email ☑

Email Address home@endlessvoid.com

5. Would you like a copy of the project team issues responses to Issues raised through the open day process Yes ☑ No ☐

YOUR COMMENTS AND VIEWS (use reverse side if more space needed)

I am against the development. No matter how hard you try to make it ~~envior~~ enviromentally friendly, it will inevitably cause noise & light pollution, lead to more congestion on the road and make it less pleasant for people like me to live in the area.

NB:

This feedback form will be included in the Community Consultation Report to the relevant State Government agencies and Tweed Shire Council.

If you would not like your form included, please place a tick in this box » ☐

FEEDBACK FORM

Community Open Day
Proposed Nightcap Village Masterplanned Community

1. YOUR NAME

Title..Mr/Mrs/Ms/Other MR First PETER LastName BROWN

2. YOUR ADDRESS

Number & Street 48 DOON DOON RD.

Suburb MIDGINBIL VIA UKI Postcode 2484

3. Would you like to receive a copy of residents' feedback as recorded in the consultation process? Yes ☑ No ☐

4. Would you prefer post or email? Post ☑ Email ☐

Email Address _____

5. Would you like a copy of the project team issues responses to Issues raised through the open day process Yes ☑ No ☐

YOUR COMMENTS AND VIEWS (use reverse side if more space needed)

WHAT PROPOSALS DO YOU HAVE IN MIND TO CATER FOR THE SIGNIFICANT INCREASE IN TRAFFIC ALONG THE KYOGLE ROAD? 500-600 DWELLING AND COMMERCIAL UNITS (AS ADVISED BY YOU) WOULD INVOLVE A CORRESPONDING NUMBER OF VEHICLES IN ADDITION TO THOSE TO BE SERVICING THE DEVELOPMENT AT MEBBIN. (ABOUT 60 HOUSES)

NB:
This feedback form will be included in the Community Consultation Report to the relevant State Government agencies and Tweed Shire Council.

If you would <u>not</u> like your form included, please place a tick in this box » ☐

FEEDBACK FORM

Community Open Day
Proposed Nightcap Village Masterplanned Community

1. YOUR NAME

Title..Mr/Mrs/Ms/Other Mr First Jacob LastName Brugmans

2. YOUR ADDRESS

Number & Street 3565 Kyogle Rd

Suburb Vla Vhi Postcode 2484

3. Would you like to receive a copy of residents' feedback as recorded in the consultation process? Yes ☑ No ☐

4. Would you prefer post or email? Post ☐ Email ☑

Email Address jacobbrugmans@hotmail.com

5. Would you like a copy of the project team issues responses to Issues raised through the open day process Yes ☑ No ☐

YOUR COMMENTS AND VIEWS (use reverse side if more space needed)

Have a NO Dogs or Cats Policy

In the event of a power failer (Happens often) the houses will not be able to run their water pumps to fight internal fire (Started by the candle). Local RFS not able to carry —

NB:

This feedback form will be included in the Community Consultation Report to the relevant State Government agencies and Tweed Shire Council.

If you would not like your form included, please place a tick in this box » ☐

FEEDBACK FORM

Community Open Day
Proposed Nightcap Village Masterplanned Community

1. YOUR NAME

Title.. ~~Mr/Mrs/Ms/Other~~ MR First Chris LastName Coleor

2. YOUR ADDRESS

Number & Street "Tatara" Codell Rd

Suburb Mt Burrell Postcode 2484

3. Would you like to receive a copy of residents' feedback as recorded in the consultation process? Yes ☑ No ☐

4. Would you prefer post or email? Post ☑ Email ☐

Email Address _____

5. Would you like a copy of the project team issues responses to Issues raised through the open day process Yes ☑ No ☐

YOUR COMMENTS AND VIEWS (use reverse side if more space needed)

I object on the basis that the roads are currently sub-standard. That is, the Kyogle Road would not be able to handle the additional traffic. Currently, there is significant traffic, especially tourists who sightsee & don't appreciate others who need to use the road for work etc. There needs to be ~~signif~~ real upgrades of the road to make this a worthwhile development. Other services equally need to be truly identified, water, sewerage etc

NB:

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If you would not like your form included, please place a tick in this box » ☐

Hopefully, the development ~~that~~ will have sustainable concepts, Solar power, sewerage recycling, water recycling. etc.

FEEDBACK FORM

TO MOLLY ROBSON: FAX (07) 35035799 - 2 PAGES ONLY

Community Open Day
Proposed Nightcap Village Masterplanned Community

1. YOUR NAME

Title..Mr/Mrs/Ms/Other _____ First PHILIP LastName CARR

2. YOUR ADDRESS

Number & Street 35 MEADOW PLACE

Suburb UKI, NSW Postcode 2484

3. Would you like to receive a copy of residents' feedback as recorded in the consultation process? Yes ☑ No ☐

4. Would you prefer post or email? Post ☐ Email ☑

Email Address philip carr@westnet.com.au

5. Would you like a copy of the project team issues responses to Issues raised through the open day process Yes ☑ No ☐

YOUR COMMENTS AND VIEWS (use reverse side if more space needed)

See attached

NB:
This feedback form will be included in the Community Consultation Report to the relevant State Government agencies and Tweed Shire Council.

If you would not like your form included, please place a tick in this box » ☐

30/05/2006 08:47 -02-66795855 J MAGEE P CARR PAGE 01

Nightcap Village Proposal
Feedback Sheet

Thank you for the exhibition on Sunday and thank you for the opportunity to provide feedback on the proposal, although there is much information to quickly digest.

By and large, people living in this very special part of the world have one thing in common. They care deeply about the environment. It is the countryside, the environment, and the clean living that draw people here.

Nightcap Village development should reflect the community, and, to me, the test will be whether the development attracts people of similar mind, that is to say, others who also have a deep respect for both their environment and their community.

At first glance, it would appear that the developer also has these core issues at heart. This I find very encouraging, because I would oppose, for example, just another suburban development on this site.

It needs to be the right development.

In terms of the village design, I must say that, from the little I have seen so far, the developer seems to be on the right track. It certainly presents as a sensible and interesting village design concept. And I am impressed with the plans for sewerage treatment and the reuse of stormwater and treated effluent.

However, I would encourage the developer to strengthen the credentials of the village proposal by firming up covenants on key issues, including:

- Setting high standards to minimise pollution and energy consumption, by ensuring that buildings are designed solar passively. The minimum energy rating that is applied across the state (i.e. the old 3.5 stars) might be a step in the right direction in suburbia, but a new ecovillage at Kunghur surely needs to boast a much higher standard. I urge the developer to raise the bar on this one.

- Enforcing a 'No Dogs No Cats' policy. It is a wonderful to hear that the developer will be preserving large areas of forest surrounding the proposed village, but a forest is also about the animals that live there, and dogs and cats are well known destroyers of our native fauna.

Eco-friendly covenants such as these will give more credence to the proposal's "sustainability" claims.

For me, the Nightcap Village proposal has come out of the blue. Frankly, I am mixed with excitement and trepidation.

I think it goes without saying that such a substantial development must have a detrimental effect on traffic, roads, amenity and safety. It will also impact on the local communities of Mt Burrell and Uki, which, I believe, are in a happy social balance at this stage of their evolution, owing somewhat to their optimal sizes.

But at the same time, the development has good potential and will hopefully bring many benefits to the local people. Ideally it could serve as a model eco village for others to follow.

As a resident in love with the South Arm, I will be keenly watching the progress of this development proposal. But I do urge the developer to cut no corners, so that this region will always remain a very special part of the world.

30/05/2006 08:47 -02-67958855 J MAGEE P CARR PAGE 02

FEEDBACK FORM

Community Open Day
Proposed Nightcap Village Masterplanned Community

1. YOUR NAME

Title..Mr/Mrs/(Ms)/Other_____ First LORRAINE LastName CHRISTIE

2. YOUR ADDRESS

Number & Street 21 MT BURRELL RD

Suburb MT BURRELL Postcode 2484.

3. Would you like to receive a copy of residents' feedback as recorded in the consultation process? Yes ☑ No ☐

4. Would you prefer post or email? Post ☐ Email ☑

Email Address Jasperdingolarni@yahoo.com.au

5. Would you like a copy of the project team issues responses to Issues raised through the open day process Yes ☑ No ☐

YOUR COMMENTS AND VIEWS (use reverse side if more space needed)

The major issues with this development, as far as I am concerned, are the density of the building blocks, as well as the condition of the road, which is already dangerous to travel, how will this development create jobs for local people when there will be an extra 1000 residents in an area that already

NB:
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If you would not like your form included, please place a tick in this box » ☐

FEEDBACK FORM

Community Open Day
Proposed Nightcap Village Masterplanned Community

1. YOUR NAME

Title..Mr/Mrs/Ms/Other _____ First SUSAN LastName COLLINS

2. YOUR ADDRESS

Number & Street 67 KUNGHUR CK RD

Suburb KUNGHUR Postcode 2484

3. Would you like to receive a copy of residents' feedback as recorded in the consultation process? Yes ☑ No ☐

4. Would you prefer post or email? Post ☑ Email ☐

Email Address _____

5. Would you like a copy of the project team issues responses to Issues raised through the open day process Yes ☑ No ☐

YOUR COMMENTS AND VIEWS (use reverse side if more space needed)

I will oppose this Village Development for the following reasons:

- Negative impact on existing residents' quality of life i.e. - huge increase in traffic resulting in damage to already fragile road + surrounds,
- danger to children and wildlife due to speeding drivers and extra cars
- extra noise and pollution
- Addition of a hotel will bring usual problems of drunk drivers, violence, noise and lights
- loss of dark night skys due to street lights + shop lights etc
- extra jobs proposed will be taken up by 1000 extra residents
- impact on environment

NB:
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If you would not like your form included, please place a tick in this box » ☐

- If allowed it will be the beginning of many similar villages and we will no longer live in the country.
- social impact on already over-stretched services in Murwillumbah

FEEDBACK FORM

Community Open Day
Proposed Nightcap Village Masterplanned Community

1. YOUR NAME

Title..Mr/Mrs/Ms/Other_____ First Ian LastName Capel

2. YOUR ADDRESS

Number & Street 32 Coolon St

Suburb Kunghur Postcode_____

3. Would you like to receive a copy of residents' feedback as recorded in the consultation process? Yes ☐ No ☐

4. Would you prefer post or email? Post ☐ Email ☐

Email Address_____

5. Would you like a copy of the project team issues responses to Issues raised through the open day process Yes ☐ No ☐

YOUR COMMENTS AND VIEWS (use reverse side if more space needed)

a) George Wallace Marketville "
good in 1974 — see Modern
Village.

b) Hard 2 others (developers
Vision since.

c) All over thirty (30) years ???

Lic Bldr No 25182
Assoc. Member Inst of Prof Arbs

NB:
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If you would not like your form included, please place a tick in this box » ☐

FEEDBACK FORM

Community Open Day
Proposed Nightcap Village Masterplanned Community

1. YOUR NAME

Title..Mr/Mrs/~~Ms~~/Other Mr First John LastName Costello

2. YOUR ADDRESS

Number & Street 183 Mirgunbil Rd

Suburb Midgunbil Postcode 2484

3. Would you like to receive a copy of residents' feedback as recorded in the consultation process? Yes ☑ No ☐

4. Would you prefer post or email? Post ☑ Email ☐

Email Address _____

5. Would you like a copy of the project team issues responses to Issues raised through the open day process Yes ☑ No ☐

YOUR COMMENTS AND VIEWS (use reverse side if more space needed)

Very interesting.

NB:
This feedback form will be included in the Community Consultation Report to the relevant State Government agencies and Tweed Shire Council.

If you would not like your form included, please place a tick in this box » ☐

FEEDBACK FORM

Community Open Day
Proposed Nightcap Village Masterplanned Community

1. YOUR NAME

Title..Mr/Mrs/Ms/Other Miss First Camille LastName Cox

2. YOUR ADDRESS

Number & Street 36 Cooloon Street

Suburb Kunghur Postcode 2484

3. Would you like to receive a copy of residents' feedback as recorded in the consultation process? Yes ☑ No ☐

4. Would you prefer post or email? Post ☑ Email ☐

Email Address _____

5. Would you like a copy of the project team issues responses to Issues raised through the open day process Yes ☑ No ☐

YOUR COMMENTS AND VIEWS (use reverse side if more space needed)

Hope it keeps character in its village. Mixed feelings, I wonder how the road will be once 600 residents start commuting to Murwillumbah?! Am looking forward to the end result seeing

NB:
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If you would <u>not</u> like your form included, please place a tick in this box » ☐

FEEDBACK FORM

Community Open Day
Proposed Nightcap Village Masterplanned Community

1. YOUR NAME

Title..Mr/Mrs/Ms/Other_____ First STEVE LastName DE ZWART

2. YOUR ADDRESS

Number & Street 163 KUNGHUR CRK RD KUNGHUR

Suburb _____ Postcode 2484

3. Would you like to receive a copy of residents' feedback as recorded in the consultation process? Yes ☑ No ☐

4. Would you prefer post or email? Post ☑ Email ☐

Email Address_____

5. Would you like a copy of the project team issues responses to Issues raised through the open day process Yes ☑ No ☐

YOUR COMMENTS AND VIEWS (use reverse side if more space needed)

i) AS THIS IS A MASTER PLANNED COMMUNITY THERE ARE SOME AREAS THAT MAY NEED ADDRESSING TO ~~MINIMISE~~ MINIMISE ENVIRONMENTAL IMPACTS ON THE PROPOSED VILLAGE AND SURROUNDING AREAS.

ii) IS THERE ANY THOUGHT GIVEN TO MAXIMISE SUSTAINABLE HOUSING DESIGN eg. SOLAR PASSIVE DESIGN TO MINIMISE USE OF WOOD FIRES - AS EVEN IF ONE IN THREE OR FOUR HOMES HAVE WOOD FIRES THE —>

NB:
This feedback form will be included in the Community Consultation Report to the relevant State Government agencies and Tweed Shire Council.

If you would not like your form included, please place a tick in this box » ☐

K'cd. 13/7/06 [illegible]

FEEDBACK FORM

Community Open Day
Proposed Nightcap Village Masterplanned Community

1. YOUR NAME

Title (Mr)/Mrs/Ms/Other _____ First JOHN LastName DONVITO

2. YOUR ADDRESS

Number & Street 162 KUNGHUR CREEK RD, KUNGHUR

Suburb KUNGHUR Postcode 2484

Telephone 66797273

3. Would you like to receive a copy of residents' feedback as recorded in the consultation process? Yes ☑ No ☐

4. Would you prefer post or email? Post ☑ Email ☐

Email Address _____

5. Would you like a copy of the project team issues responses to Issues raised through the open day process Yes ☑ No ☐

YOUR COMMENTS AND VIEWS (use reverse side if more space needed)

I have left the rat race of Sydney for a quiet rural community and I find it absolutely unacceptable that you are proposing a new town within sight of my property and others. Such development should be within existing social infrastructure such as Uki.

NB:
This feedback form will be included in the Community Consultation Report to the relevant State Government agencies and Tweed Shire Council.

If you would not like your form included, please place a tick in this box » ☐

FEEDBACK FORM

Community Open Day
Proposed Nightcap Village Masterplanned Community

1. YOUR NAME

Title..Mr/Mrs/(Ms)/Other_____ First Cathy LastName Ehlefeldt

2. YOUR ADDRESS

Number & Street 2/354 Kunghur Creek Road

Suburb KUNGHUR Postcode 2484

3. Would you like to receive a copy of residents' feedback as recorded in the consultation process? Yes ☑ No ☐

4. Would you prefer post or email? Post ☐ Email ☑

Email Address Jethro.Smith@bigpond.com

5. Would you like a copy of the project team issues responses to Issues raised through the open day process Yes ☑ No ☐

YOUR COMMENTS AND VIEWS (use reverse side if more space needed) (PTO)

my view on this type of housing estate being established in a rural environment is this:- there is no infra structure in this area to support a housing estate of this type (eg - schools, shops service stations etc), close proximity, to service this type of large scale housing, also, the road servicing villages between Uki & Nimbin cannot cope with the traffic currently, this road is a main arterial road between the towns of murwillumbah & kyogle, and needs substantial upgrading to accomodate the traffic using it now and would not cope with an increase in 1000 extra possibly more, motorists, driving on it each day.

NB:

This feedback form will be included in the Community Consultation Report to the relevant State Government agencies and Tweed Shire Council.

If you would not like your form included, please place a tick in this box » ☐

FEEDBACK FORM

Community Open Day
Proposed Nightcap Village Masterplanned Community

1. YOUR NAME

Title..Mr/~~Mrs/Ms/Other~~ _____ First LAURIE LastName ELLIS

2. YOUR ADDRESS

Number & Street 485 Doon Doon Rd

Suburb Doon Doon Postcode 2484

3. Would you like to receive a copy of residents' feedback as recorded in the consultation process? Yes ☐ No ☐

4. Would you prefer post or email? Post ☑ Email ☐

Email Address _____

5. Would you like a copy of the project team issues responses to Issues raised through the open day process Yes ☐ No ☐

YOUR COMMENTS AND VIEWS (use reverse side if more space needed)

- CONCERNED BY THE EXISTING ROADS ABILITY TO COPE.
- SEWERAGE SYSTEM LOCATION + EFFECTS

NB:
This feedback form will be included in the Community Consultation Report to the relevant State Government agencies and Tweed Shire Council.

If you would <u>not</u> like your form included, please place a tick in this box » ☐

FEEDBACK FORM

Community Open Day
Proposed Nightcap Village Masterplanned Community

1. YOUR NAME

Title..Mr/Mrs/Ms/Other_____ First Charles LastName Evans

2. YOUR ADDRESS

Number & Street 7 Coleman St.

Suburb Lismore Postcode 2480

3. Would you like to receive a copy of residents' feedback as recorded in the consultation process? Yes ☑ No ☐

4. Would you prefer post or email? Post ☑ Email ☐

Email Address_____

5. Would you like a copy of the project team issues responses to Issues raised through the open day process Yes ☑ No ☐

YOUR COMMENTS AND VIEWS (use reverse side if more space needed)

NB:
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If you would not like your form included, please place a tick in this box » ☐

FEEDBACK FORM

Community Open Day
Proposed Nightcap Village Masterplanned Community

1. YOUR NAME

Title..Mr/Mrs/Ms/Other_____ First CAROL LastName BYRNE

2. YOUR ADDRESS

Number & Street 7 Coleman St Lismore

Suburb _____ Postcode 2480

3. Would you like to receive a copy of residents' feedback as recorded in the consultation process? Yes ☐ No ☐

4. Would you prefer post or email? Post ☐ Email ☐

Email Address_____

5. Would you like a copy of the project team issues responses to Issues raised through the open day process Yes ☐ No ☐

YOUR COMMENTS AND VIEWS (use reverse side if more space needed)

Would you be able to make amenities for a swimming Hole somewhere

NB:
This feedback form will be included in the Community Consultation Report to the relevant State Government agencies and Tweed Shire Council.

If you would not like your form included, please place a tick in this box » ☐

FEEDBACK FORM

Community Open Day
Proposed Nightcap Village Masterplanned Community

1. YOUR NAME

Title..Mr/~~Mrs~~/~~Ms~~/~~Other~~ First Klaus LastName Fuhrmann

2. YOUR ADDRESS

Number & Street 20 Malabar Ave

Suburb VKi Postcode 2484

3. Would you like to receive a copy of residents' feedback as recorded in the consultation process? Yes ☑ No ☐

4. Would you prefer post or email? Post ☑ Email ☐

Email Address _____

5. Would you like a copy of the project team issues responses to Issues raised through the open day process Yes ☑ No ☐

YOUR COMMENTS AND VIEWS (use reverse side if more space needed)

I am utterly opposed to build that proposed Nightcap Village for various reasons. Tweed Shire has to deal with growing population in a much more rational way than "putting the pressure off the coast and spread villages all over the hinterland". I am prepared to oppose this project with all my energy!

NB:
This feedback form will be included in the Community Consultation Report to the relevant State Government agencies and Tweed Shire Council.

If you would <u>not</u> like your form included, please place a tick in this box » ☐

FEEDBACK FORM

Community Open Day
Proposed Nightcap Village Masterplanned Community

1. YOUR NAME

Title..Mr/Mrs/Ms/Other_____ First ALAN LastName GARNER.

2. YOUR ADDRESS

Number & Street 15-31 LANGPORT PRD.

Suburb MUDGEERABA. Postcode 4213.

3. Would you like to receive a copy of residents' feedback as recorded in the consultation process? Yes ☑ No ☐

4. Would you prefer post or email? Post ☑ Email ☐

Email Address_____

5. Would you like a copy of the project team issues responses to Issues raised through the open day process Yes ☑ No ☐

YOUR COMMENTS AND VIEWS (use reverse side if more space needed)

THE NATURAL ENVIROMENT MUST NOT CHANGE WE HAVE ALLREADY LOST TOO MUCH. HAISITATE TO. DEVELOPERS MONEY IS NOTHING.

NB:
This feedback form will be included in the Community Consultation Report to the relevant State Government agencies and Tweed Shire Council.

If you would not like your form included, please place a tick in this box » ☐

FEEDBACK FORM

Community Open Day
Proposed Nightcap Village Masterplanned Community

1. YOUR NAME

Title..Mr/Mrs/Ms/Other _____ First RAINER LastName GLASNER

2. YOUR ADDRESS

Number & Street P.O. Box 535

Suburb MURWILLUMBAH Postcode 2484

3. Would you like to receive a copy of residents' feedback as recorded in the consultation process? Yes ☑ No ☐

4. Would you prefer post or email? Post ☑ Email ☐

Email Address _____

5. Would you like a copy of the project team issues responses to Issues raised through the open day process Yes ☑ No ☐

YOUR COMMENTS AND VIEWS (use reverse side if more space needed)

I am totally against this development and I will do everything in my power to stop it!

It would be an environmental and socio economic disaster to let it go ahead.

NB:
This feedback form will be included in the Community Consultation Report to the relevant State Government agencies and Tweed Shire Council.

If you would not like your form included, please place a tick in this box » ☐

FEEDBACK FORM

Community Open Day
Proposed Nightcap Village Masterplanned Community

1. YOUR NAME

Title..Mr/Mrs/(Ms)/Other_____ First JULIA LastName HANCOCK

2. YOUR ADDRESS

Number & Street COLUMBIA, SUNRISE PL

Suburb UKI Postcode 2484

3. Would you like to receive a copy of residents' feedback as recorded in the consultation process? Yes ☑ No ☐

4. Would you prefer post or email? Post ☑ Email ☐

Email Address_____

5. Would you like a copy of the project team issues responses to Issues raised through the open day process Yes ☑ No ☐

YOUR COMMENTS AND VIEWS (use reverse side if more space needed)

Before any work commences, Kyogle Road between Uki and the Nimbin turnoff must be made adequate and safe to cope with the increase in traffic. I would like this to include traffic calming devices installed in Main Street, Uki. The actual development looks OK and could be an interesting social experiment.

NB:

This feedback form will be included in the Community Consultation Report to the relevant State Government agencies and Tweed Shire Council.

If you would not like your form included, please place a tick in this box » ☐

FEEDBACK FORM

Community Open Day
Proposed Nightcap Village Masterplanned Community

1. YOUR NAME

Title. (Mr)/Mrs/Ms/Other _____ First Chris LastName Herden

2. YOUR ADDRESS

Number & Street 63 Rowlands Creek Rd

Suburb Uki Postcode 2484

3. Would you like to receive a copy of residents' feedback as recorded in the consultation process? Yes ☑ No ☐

4. Would you prefer post or email? Post ☐ Email ☐

Email Address Christopher.Herden@studentmail.newcastle.edu.au

5. Would you like a copy of the project team issues responses to Issues raised through the open day process Yes ☑ No ☐

YOUR COMMENTS AND VIEWS (use reverse side if more space needed)

What a joke - more people more cars = more destruction of hab. fat - more money for developers - local council and rates/ stamp duty

What a shemble ——

NB:

This feedback form will be included in the Community Consultation Report to the relevant State Government agencies and Tweed Shire Council.

If you would <u>not</u> like your form included, please place a tick in this box » ☐

FEEDBACK FORM

Community Open Day
Proposed Nightcap Village Masterplanned Community

1. YOUR NAME

Title..Mr/Mrs/Ms/Other _____ First Craig LastName Hoddinott

2. YOUR ADDRESS

Number & Street 27 Byrrill Ck Rd UKI

Suburb _____ Postcode 2484

3. Would you like to receive a copy of residents' feedback as recorded in the consultation process? Yes ☑ No ☐

4. Would you prefer post or email? Post ☑ Email ☐

Email Address _____

5. Would you like a copy of the project team issues responses to Issues raised through the open day process Yes ☑ No ☐

YOUR COMMENTS AND VIEWS (use reverse side if more space needed)

How are you going to deal with
1) Social issues in the future eg board youth.
2) the Condition of the road.
What survey have you conducted to gauge that this is a good Idea.

NB:
This feedback form will be included in the Community Consultation Report to the relevant State Government agencies and Tweed Shire Council.

If you would not like your form included, please place a tick in this box » ☐

FEEDBACK FORM

Community Open Day
Proposed Nightcap Village Masterplanned Community

1. YOUR NAME

Title..Mr/Mrs/Ms/Other_____ First Robyn LastName Hoopmann.

2. YOUR ADDRESS

Number & Street Bywell Ck Rd Uki

Suburb Uki Postcode 2484

3. Would you like to receive a copy of residents' feedback as recorded in the consultation process? Yes ☐ No ☐

4. Would you prefer post or email? Post ☐ Email ☐

Email Address_____

5. Would you like a copy of the project team issues responses to Issues raised through the open day process Yes ☐ No ☐

YOUR COMMENTS AND VIEWS (use reverse side if more space needed)

Appalled — swayness at any cost. It will need time to address my many concerns on paper. Too overcome at the moment to succinctly express on paper. That will come.

NB:

This feedback form will be included in the Community Consultation Report to the relevant State Government agencies and Tweed Shire Council.

If you would not like your form included, please place a tick in this box » ☐

FEEDBACK FORM

Community Open Day
Proposed Nightcap Village Masterplanned Community

1. YOUR NAME

Title..Mr/Mrs/Ms/Other_____ First ALMA LastName KINNEALLY

2. YOUR ADDRESS

Number & Street 117 ROWLANDS CREEK RD

Suburb UKI Postcode 2484

3. Would you like to receive a copy of residents' feedback as recorded in the consultation process? Yes ☑ No ☐

4. Would you prefer post or email? Post ☐ Email ☐

Email Address_____

5. Would you like a copy of the project team issues responses to Issues raised through the open day process Yes ☑ No ☐

YOUR COMMENTS AND VIEWS (use reverse side if more space needed)

ROADS BIG CONCERN ESPECIALLY KYOGLE RD - KNOCKRIVA TO MURWILLUMBAH EXTRA TRAFFIC WILL BE NIGHTMARE ALSO AROUND UKI & SURROUNDS

FEEDBACK FORM

Community Open Day
Proposed Nightcap Village Masterplanned Community

1. YOUR NAME

Title..Mr/Mrs/(Ms)/Other_____ First Deb LastName Marks

2. YOUR ADDRESS

Number & Street Braeside Drive

Suburb UKI Postcode 2484

3. Would you like to receive a copy of residents' feedback as recorded in the consultation process? Yes ☒ No ☐

4. Would you prefer post or email? Post ☐ Email ☒

Email Address marksfarm@bigpond.com.au

5. Would you like a copy of the project team issues responses to Issues raised through the open day process Yes ☒ No ☐

YOUR COMMENTS AND VIEWS (use reverse side if more space needed)

Some Areas of Concern – Traffic congestion on Kyogle Rd.
– Environmental Impact on area.
– There has been no mention of the Social Impact of a development such as this. Social Services in the Murwillumbah + entire Nth Coast are severely stretched. Current services are not able to meet the current + rapidly expanding needs within the Shire. This development will only stretch resources + services more YES! People in new developments + new houses who hold down 'decent' jobs – Do need Social Support Services. .... where will they access this Support??

NB:
This feedback form will be included in the Community Consultation Report to the relevant State Government agencies and Tweed Shire Council.

If you would not like your form included, please place a tick in this box » ☐

* Services Such as –
Police – Medical – Mental Health – Drug/Alcohol – Family/individual Counselling – Child Care – Disability Early Intervention –

Rec'd. 13/7/06 mcl

FEEDBACK FORM

Community Open Day
Proposed Nightcap Village Masterplanned Community

1. YOUR NAME

Title..Mr/Mrs/Ms/Other _____ **First** MAUREEN **LastName** MAGUIRE

2. YOUR ADDRESS

Number & Street 278 KUNGHUR CREEK RD

Suburb KUNGHUR **Postcode** 2484

Telephone N/A

3. Would you like to receive a copy of residents' feedback as recorded in the consultation process? **Yes** ☑ **No** ☐

4. Would you prefer post or email? **Post** ☑ **Email** ☐

Email Address _____

5. Would you like a copy of the project team issues responses to Issues raised through the open day process **Yes** ☑ **No** ☐

YOUR COMMENTS AND VIEWS (use reverse side if more space needed)

THIS IS AN ABSOLUTELY OUTRAGEOUS PROPOSAL FOR A NEW TOWN IN THE MIDDLE OF A PEACEFUL RURAL SETTING — WHAT AN ABOMINATION!! INCREASED TRAFFIC 10 FOLD AND DESTRUCTION OF THE SOCIAL FABRIC OF UKI & MT BURRELL — I WILL FIGHT TOOTH AND NAIL TO STOP THIS

NB:
This feedback form will be included in the Community Consultation Report to the relevant State Government agencies and Tweed Shire Council.

If you would not like your form included, please place a tick in this box » ☐

FEEDBACK FORM

Community Open Day
Proposed Nightcap Village Masterplanned Community

1. YOUR NAME

Title..Mr/~~Mrs~~/~~Ms~~/Other _____ First ANDREW LastName MC INERNEY

2. YOUR ADDRESS

Number & Street 665 BYRRILL CREEK RD

Suburb MKI Postcode 2484

3. Would you like to receive a copy of residents' feedback as recorded in the consultation process? Yes ☑ No ☐

4. Would you prefer post or email? Post ☑ Email ☐

Email Address _____

5. Would you like a copy of the project team issues responses to Issues raised through the open day process Yes ☑ No ☐

YOUR COMMENTS AND VIEWS (use reverse side if more space needed)

YOU HAVE NO IDEA HOW DEVASTATE THIS AREA IS YOU ARE GOING TO MOVE 1000 PLUS PEOPLE INTO + ONTO THE EDGE OF A VERY UNIQUE FORESTS IN NORTHERN NSW THE EFFECT ON THE AREA FROM THE USELESS THINGS LIKE FIRES, PETS TRAFFIC WILL CHANGE THE ARE FOR EVER YOU ARE TOTAL ECOLOGICAL MORONS YOU MAY MAKE YOURSELF RICH BUT YOUR CHILDREN WILL NEVER GET THE CHANCE TO SEE SOMETHING UNIQUE AS THE TWEED VALLEY WITHOUT SATALITE VILLAGES

NB:
This feedback form will be included in the Community Consultation Report to the relevant State Government agencies and Tweed Shire Council.

If you would <u>not</u> like your form included, please place a tick in this box » ☐

FEEDBACK FORM

8.8.5

Community Open Day
Proposed Nightcap Village Masterplanned Community

1. YOUR NAME

Title (Mr)/Mrs/Ms/Other _____ First CRAIG LastName MILLSOM

2. YOUR ADDRESS

Number & Street 21 MT BURRELL RD

Suburb MT BURRELL Postcode 2484

3. Would you like to receive a copy of residents' feedback as recorded in the consultation process? Yes ☑ No ☐

4. Would you prefer post or email? Post ☑ Email ☑

Email Address Craigmillsom@yahoo.com.au.

5. Would you like a copy of the project team issues responses to Issues raised through the open day process Yes ☑ No ☐

YOUR COMMENTS AND VIEWS (use reverse side if more space needed)

I'm am glad that you Invitted us. (it's a first) - My concern is the amount of house in a small area. I'm hope you re think this so as there is enough Green space between each resident eg ½ acer or ⅔ to each block. Also it doesn't seem to allow easy access to other locals for shopping - Will there be, bank or Two. Post office, Kegle shop, groccery shop, dentist, doctor, fire brigade ?. There dosen't seem to be any solar or composting Toilets. Also the Bridges Must be built strong enough because loss of access to 1,200 people by flooding may cause a huge problem - eg (Food drop's by air). Last but least. The pressure on Kyogle Rd is bad now with all the Trucks that will go up and down this road to build this place. you must raise this with the concil to make Funding fast on the leg between Uki & Mt Burrell.

NB: **This feedback form will be included in the Community Consultation Report to the relevant State Government agencies and Tweed Shire Council.**

If you would not like your form included, please place a tick in this box » ☐

FEEDBACK FORM

Community Open Day
Proposed Nightcap Village Masterplanned Community

1. YOUR NAME

Title..Mr/~~Mrs~~/~~MS~~/~~Other~~ First M. E. LastName MILSOM

2. YOUR ADDRESS

Number & Street 27 Coolcon ST

Suburb KUNGHUR Postcode 2484

3. Would you like to receive a copy of residents' feedback as recorded in the consultation process? Yes ☑ No ☐

4. Would you prefer post or email? Post ☑ Email ☐

Email Address _____

5. Would you like a copy of the project team issues responses to Issues raised through the open day process Yes ☑ No ☐

YOUR COMMENTS AND VIEWS (use reverse side if more space needed)

1. Concerns with treatment of sewage. Would like to see details of treatment plant, - treatment & recycling to gardens.

2. Extra traffic on Kyogle Road. Badly needs work done on it now. Will be lots of extra heavy traffic for construction of this village.

NB:

This feedback form will be included in the Community Consultation Report to the relevant State Government agencies and Tweed Shire Council.

If you would not like your form included, please place a tick in this box » ☐

FEEDBACK FORM

Community Open Day
Proposed Nightcap Village Masterplanned Community

1. YOUR NAME

Title. ~~Mr/Mrs/Ms/Other~~ MRS First LYN LastName MILSOM

2. YOUR ADDRESS

Number & Street 27 COOLOON STREET

Suburb KUNGHUR Postcode 2484.

3. Would you like to receive a copy of residents' feedback as recorded in the consultation process? Yes ☑ No ☐

4. Would you prefer post or email? Post ☑ Email ☐

Email Address _____

5. Would you like a copy of the project team issues responses to Issues raised through the open day process Yes ☑ No ☐

YOUR COMMENTS AND VIEWS (use reverse side if more space needed)

My concern is the added traffic on Kyogle Road. Will the road contribution money be used to upgrade this road?

The overall concept seems very good & hope this project goes forward after having the above concern addressed.

NB:
This feedback form will be included in the Community Consultation Report to the relevant State Government agencies and Tweed Shire Council.

If you would <u>not</u> like your form included, please place a tick in this box » ☐

FEEDBACK FORM

Community Open Day
Proposed Nightcap Village Masterplanned Community

1. YOUR NAME

Title..Mr/Mrs/Ms/Other _____ First PETRONELLA LastName PROKOP

2. YOUR ADDRESS

Number & Street 14 DAVIDSON TCE

Suburb TENERIFFE. Postcode 4005

3. Would you like to receive a copy of residents' feedback as recorded in the consultation process? Yes ☒ No ☐

4. Would you prefer post or email? Post ☐ Email ☒

Email Address petronella: dizziedoggy@hotmail.com

5. Would you like a copy of the project team issues responses to Issues raised through the open day process Yes ☐ No ☒

YOUR COMMENTS AND VIEWS (use reverse side if more space needed)

ALL LOOKS good - ENVIRONMENTally sound.

NB:
This feedback form will be included in the Community Consultation Report to the relevant State Government agencies and Tweed Shire Council.

If you would not like your form included, please place a tick in this box » ☐

FEEDBACK FORM

Community Open Day
Proposed Nightcap Village Masterplanned Community

1. YOUR NAME

Title. (Mr)/Mrs/Ms/Other _____ First Samuel LastName Quint

2. YOUR ADDRESS

Number & Street 2 Sunrise Place

Suburb Uki Postcode 2484

3. Would you like to receive a copy of residents' feedback as recorded in the consultation process? Yes ☑ No ☐

4. Would you prefer post or email? Post ☑ Email ☐

Email Address _____

5. Would you like a copy of the project team issues responses to Issues raised through the open day process Yes ☑ No ☐

YOUR COMMENTS AND VIEWS (use reverse side if more space needed)

* The development is to big and out of charator with other villages in the area
* The development will have negative impacts on the amenity of the local area
* The development will create a dangerous & hazardous traffic / pedestrian situation in surrounding villages
* The community open day & feedback options have been inadequate for such a development

NB:

This feedback form will be included in the Community Consultation Report to the relevant State Government agencies and Tweed Shire Council.

If you would not like your form included, please place a tick in this box » ☐

FEEDBACK FORM

Community Open Day
Proposed Nightcap Village Masterplanned Community

1. YOUR NAME

Title..Mr/Mrs/Ms/Other_____ First Bruce LastName Ray

2. YOUR ADDRESS

Number & Street PO Box 66

Suburb Uki Postcode 2484

3. Would you like to receive a copy of residents' feedback as recorded in the consultation process? Yes ☑ No ☐

4. Would you prefer post or email? Post ☐ Email ☑

no gap

Email Address bruceray52@yahoo.com.au

5. Would you like a copy of the project team issues responses to Issues raised through the open day process Yes ☑ No ☐

YOUR COMMENTS AND VIEWS (use reverse side if more space needed)

There are some major concerns that I have:
1) Will each house's water consumption be regulated? Rainfall has been haphazard over the past 8 yrs. The river should not be used as a supplement.
2) Is there provision for a school? or will existing schools need extra funding?
3) The road between Uki & Mebbin is over used already and quite dangerous. There will need to be major road works on this section just to handle the building traffic

Thank you for your time Ray

NB:
This feedback form will be included in the Community Consultation Report to the relevant State Government agencies and Tweed Shire Council.

If you would not like your form included, please place a tick in this box » ☐

FEEDBACK FORM

Community Open Day
Proposed Nightcap Village Masterplanned Community

1. YOUR NAME

Title..Mr/Mrs/Ms/Other_____ First Carolyn LastName Rifello

2. YOUR ADDRESS

Number & Street _____

Suburb _____ Postcode_____

3. Would you like to receive a copy of residents' feedback as recorded in the consultation process? Yes ☑ No ☐

4. Would you prefer post or email? Post ☐ Email ☑

Email Address rifnet@optusnet.com.au

5. Would you like a copy of the project team issues responses to Issues raised through the open day process Yes ☑ No ☐

YOUR COMMENTS AND VIEWS (use reverse side if more space needed)

NB:
This feedback form will be included in the Community Consultation Report to the relevant State Government agencies and Tweed Shire Council.

If you would <u>not</u> like your form included, please place a tick in this box » ☐

FEEDBACK FORM

Community Open Day
Proposed Nightcap Village Masterplanned Community

1. YOUR NAME

Title..Mr/Mrs/Ms/Other MR First Greg LastName Ritchie.

2. YOUR ADDRESS

Number & Street 36 Cooloon ST

Suburb KUNGHUR Postcode 2484.

3. Would you like to receive a copy of residents' feedback as recorded in the consultation process? Yes ☒ No ☐

4. Would you prefer post or email? Post ☒ Email ☐

Email Address _____

5. Would you like a copy of the project team issues responses to Issues raised through the open day process Yes ☒ No ☐

YOUR COMMENTS AND VIEWS (use reverse side if more space needed)

NB:
This feedback form will be included in the Community Consultation Report to the relevant State Government agencies and Tweed Shire Council.

If you would not like your form included, please place a tick in this box » ☐

FEEDBACK FORM

Community Open Day
Proposed Nightcap Village Masterplanned Community

1. YOUR NAME

Title..Mr/~~Mrs~~/Ms/Other _____ First RUSSELL LastName SCHUBERT

2. YOUR ADDRESS

Number & Street 434 MT BURRELL RD

Suburb VIA UKI Postcode _____

3. Would you like to receive a copy of residents' feedback as recorded in the consultation process? Yes ☐ No ☐

4. Would you prefer post or email? Post ☑ Email ☐

Email Address _____

5. Would you like a copy of the project team issues responses to Issues raised through the open day process Yes ☑ No ☐

YOUR COMMENTS AND VIEWS (use reverse side if more space needed)

45 lots per 500-600 dwellings is too high a density of housing.
Insufficient information on land use of surrounding area.

NB:
This feedback form will be included in the Community Consultation Report to the relevant State Government agencies and Tweed Shire Council.

If you would not like your form included, please place a tick in this box » ☐

FEEDBACK FORM

Community Open Day
Proposed Nightcap Village Masterplanned Community

1. YOUR NAME

Title ~~Mr/Mrs/Ms/Other~~ First GREG LastName SMITH

2. YOUR ADDRESS

Number & Street PO BOX 171

Suburb UKI Postcode 2484

3. Would you like to receive a copy of residents' feedback as recorded in the consultation process? Yes ☑ No ☐

4. Would you prefer post or email? Post ☑ Email ☐

Email Address _____

5. Would you like a copy of the project team issues responses to Issues raised through the open day process Yes ☑ No ☐

YOUR COMMENTS AND VIEWS (use reverse side if more space needed)

THIS IS A RURAL AREA.

• MY MAIN CONCERN AS AN ADJOINING LANDHOLDER IS VISUAL AMENITY - PLEASE ENSURE THAT RIDGE TOPS + SKYLINES DO NOT BECOME BUILT-OUT OR BUILT ON. DESPITE ITS ZONING THIS IS A RURAL AREA.

• TRAFFIC FROM ALL DIRECTIONS + ROAD QUALITY IS A SERIOUS CONCERN.

• DRY-TIMES WATER MANAGEMENT IS SERIOUS CONCERN.

• I WANT TO SEE STATE OF THE ART ENVIRONMENTAL TECHNOLOGY USED AT EVERY TURN.

NB:

This feedback form will be included in the Community Consultation Report to the relevant State Government agencies and Tweed Shire Council.

If you would not like your form included, please place a tick in this box » ☐

FEEDBACK FORM

Community Open Day
Proposed Nightcap Village Masterplanned Community

1. YOUR NAME

Title (Mr/Mrs/Ms/Other) _____ First PETER LastName SMITH

2. YOUR ADDRESS

Number & Street 96 DOON DOON RD

Suburb KUNGHUR Postcode 2484

3. Would you like to receive a copy of residents' feedback as recorded in the consultation process? Yes ☑ No ☐

4. Would you prefer post or email? Post ☐ Email ☑

Email Address SMITHYATFARMX3 @ bigpond.com

5. Would you like a copy of the project team issues responses to Issues raised through the open day process Yes ☑ No ☐

YOUR COMMENTS AND VIEWS (use reverse side if more space needed)

1. CONDITION OF CURRENT PUBLIC ROADS
2. COMMUNITY SERVICES "IE" POLICE - MEDICAL ETC.
3. _____

NB:

This feedback form will be included in the Community Consultation Report to the relevant State Government agencies and Tweed Shire Council.

If you would not like your form included, please place a tick in this box » ☐

FEEDBACK FORM

Community Open Day
Proposed Nightcap Village Masterplanned Community

1. YOUR NAME

Title..Mr/~~Mrs/Ms/Other~~ _____ **First** PAUL **LastName** STOBBIE

2. YOUR ADDRESS

Number & Street 135 MIDGINBIL ROAD

Suburb MIDGINBIL **Postcode** 2484

3. Would you like to receive a copy of residents' feedback as recorded in the consultation process? **Yes** ☑ **No** ☐

4. Would you prefer post or email? **Post** ☑ **Email** ☐

Email Address _____

5. Would you like a copy of the project team issues responses to Issues raised through the open day process **Yes** ☑ **No** ☐

YOUR COMMENTS AND VIEWS (use reverse side if more space needed)

- 500 - 600 DWELLINGS SEEMS EXCESSIVE
- LOCAL COMMUNITY CONSULTATION SHOULD BE REQUESTED AT EACH STAGE OF DEVELOPMENT
- THERE IS NOT ENOUGH INFORMATION HERE TO MAKE A DETAILED COMMENT - WHAT WILL THE TRAFFIC IMPLICATIONS ON KYOGLE RD BE AND HOW WILL THEY BE ADDRESSED??
- WHAT SORT OF INFRASTRUCTURE WILL BE PROVIDED FOR SCHOOLING??
- IN A NUTSHELL WE NEED MORE INFORMATION BUT THE CONCEPT ITSELF WOULD APPEAR TO BE A GOOD ONE

NB:
This feedback form will be included in the Community Consultation Report to the relevant State Government agencies and Tweed Shire Council.

If you would <u>not</u> like your form included, please place a tick in this box » ☐

FEEDBACK FORM

Community Open Day
Proposed Nightcap Village Masterplanned Community

1. YOUR NAME

Title..Mr/~~Mrs/Ms~~/Other_____ First KEN LastName VINCENT

2. YOUR ADDRESS

Number & Street 181 KUNGHUR CREEK RD

Suburb KUNGHUR Postcode 2484

3. Would you like to receive a copy of residents' feedback as recorded in the consultation process? Yes ☑ No ☐

4. Would you prefer post or email? Post ☐ Email ☑

Email Address kfvincent@OPTUSNET.COM.AU

5. Would you like a copy of the project team issues responses to Issues raised through the open day process Yes ☑ No ☐

YOUR COMMENTS AND VIEWS (use reverse side if more space needed)

I AM CONCERNED ABOUT ADDITIONAL TRAFFIC ON THE M'BAC KYOGLE ROAD, PARTICULARLY WEST OF UKI. THERE ARE ALREADY TO MANY ACCIDENTS ON THIS STRETCH OF ROAD.

WHY NIGHTCAP VILLAGE? SURELY NIGHTCAP VILLAGE WHEN IT IS DEVELOPED WOULD SURELY BE ON THE RANGE SOMEWHERE. WHAT'S WRONG WITH KUNGHUR OR MISTY MOUNTAIN OR WHATEVER THE CURRENT NAME IS.

IT'S A SHAME TO LOOSE THE COUNTY LIVING AND BRING THE SUBURBS TO THE COUNTRY BUT I GUESS THAT'S INEVITABLE. PITY. THAT'S WHERE WE MOVED HOME & ESTABLISHED A FARMING ENTERPRISE

NB:
This feedback form will be included in the Community Consultation Report to the relevant State Government agencies and Tweed Shire Council.

If you would not like your form included, please place a tick in this box » ☐

FEEDBACK FORM

Community Open Day
Proposed Nightcap Village Masterplanned Community

1. YOUR NAME

Title..Mr/~~Mrs~~/~~Ms~~/~~Other~~ _____ First JIM LastName WARBURTON

2. YOUR ADDRESS 0266 799031

Number & Street 590 COMMISSIONERS CK Rd

Suburb COMMISSIONERS CK Postcode 2484

3. Would you like to receive a copy of residents' feedback as recorded in the consultation process? Yes ☑ No ☐

4. Would you prefer post or email? Post ☑ Email ☐

Email Address secretary@calderaenvironmentcentre.org

5. Would you like a copy of the project team issues responses to Issues raised through the open day process Yes ☑ No ☐

YOUR COMMENTS AND VIEWS (use reverse side if more space needed)

It appears to have very good process's in environment friendly development Native veg - Stack - sewerage + sediment control etc we trust we'll see high quality. We look forward to the details.

Regards

Jim Warburton

NB:
This feedback form will be included in the Community Consultation Report to the relevant State Government agencies and Tweed Shire Council.

If you would not like your form included, please place a tick in this box » ☐

FEEDBACK FORM

Community Open Day
Proposed Nightcap Village Masterplanned Community

1. YOUR NAME

Title: (Mr)/Mrs/Ms/Other _____ First Sydney LastName Welling

2. YOUR ADDRESS

Number & Street 3 Doon Doon Rd

Suburb Kunghur Postcode 2484.

3. Would you like to receive a copy of residents' feedback as recorded in the consultation process? Yes ☑ No ☐

4. Would you prefer post or email? Post ☑ Email ☐

Email Address _____

5. Would you like a copy of the project team issues responses to Issues raised through the open day process Yes ☑ No ☐

YOUR COMMENTS AND VIEWS (use reverse side if more space needed)

1/ Jobs - will locals be employed in construction phase?

2/ Environmental Impact. - Global warming modelling on water supply and electricity network demand & sustainability

3/ Design of buildings, are they ugly "they look ugly"

4/ Local road pressures.

NB:
This feedback form will be included in the Community Consultation Report to the relevant State Government agencies and Tweed Shire Council.

If you would not like your form included, please place a tick in this box » ☐

5/ Local Job pressures people employed at other shops up the rd @ Mt Burrell, these jobs probably lost

FEEDBACK FORM

Community Open Day
Proposed Nightcap Village Masterplanned Community

1. YOUR NAME

Title..Mr/Mrs/Ms/Other_____ First DENISE LastName WHITE

2. YOUR ADDRESS

Number & Street 180 BAKERS ROAD

Suburb MURWILLUMBAH Postcode 2484

3. Would you like to receive a copy of residents' feedback as recorded in the consultation process? Yes ☑ No ☐

4. Would you prefer post or email? Post ☑ Email ☐

Email Address_____

5. Would you like a copy of the project team issues responses to Issues raised through the open day process Yes ☑ No ☐

YOUR COMMENTS AND VIEWS (use reverse side if more space needed)

MAJOR CONCERN IS THE PLANNING ASSOCIATED TO 1) STANDARD OF HOUSING - WILL THERE BE ANY RESTRICTIONS/BENCHMARK ON THE QUALITY OF HOUSING ERRECTED

2) ROAD ACCESS - WHAT IS PROPOSED FOR THE MAIN ARTERIAL ROADS TO MURWILLUMBAH, LISMORE, TWEED COAST + BEACH AREAS ETC.

NB:

This feedback form will be included in the Community Consultation Report to the relevant State Government agencies and Tweed Shire Council.

If you would not like your form included, please place a tick in this box » ☐

Rcd. 25/7/06.

FEEDBACK FORM

Community Open Day
Proposed Nightcap Village Masterplanned Community

1. YOUR NAME

Title..Mr/Mrs/(Ms)/Other_____ First DIANE LastName WILDER

2. YOUR ADDRESS

Number & Street 162 KUNGHUR CREEK RD.,

Suburb KUNGHUR Postcode 2484

Telephone 66797273

3. Would you like to receive a copy of residents' feedback as recorded in the consultation process? Yes ☑ No ☐

4. Would you prefer post or email? Post ☑ Email ☐

Email Address_____

5. Would you like a copy of the project team issues responses to Issues raised through the open day process Yes ☑ No ☐

YOUR COMMENTS AND VIEWS (use reverse side if more space needed)

This is an inappropriate development for a rural area and I am concerned about the impact such a village/town will have on the social infrastructure of the region, including traffic and noise pollution.

NB:
This feedback form will be included in the Community Consultation Report to the relevant State Government agencies and Tweed Shire Council.

If you would not like your form included, please place a tick in this box » ☐

FEEDBACK FORM

Community Open Day
Proposed Nightcap Village Masterplanned Community

1. YOUR NAME

Title..Mr/~~Mrs/Ms~~/Other _____ First RAY LastName WINTER

2. YOUR ADDRESS

Number & Street R.S.M. 47

Suburb KUNGHUR Postcode 2484

3. Would you like to receive a copy of residents' feedback as recorded in the consultation process? Yes ☑ No ☐

4. Would you prefer post or email? Post ☑ Email ☐

Email Address _____

5. Would you like a copy of the project team issues responses to Issues raised through the open day process Yes ☑ No ☐

YOUR COMMENTS AND VIEWS (use reverse side if more space needed)

CANT STOP PROGRESS I KNOW BUT HAVING LIVED HERE FOR 30 YRS FIND IT HARD TO ACCEPT ALL THIS DEVELOPMENT WHEN I LIVE HERE FOR THE LACK OF I.T. THE SEWERAGE WORRIES ME AS IT WAS ORIGINALLY ON THE DEVELOPMENT SITE AND NOW HAS BEEN MOVED TO THE NEXT DOOR PROPERTY WHICH IS NOT PART OF THE ORIGINAL PROPOSAL PAST 20 YRS. AGO.

NB:
This feedback form will be included in the Community Consultation Report to the relevant State Government agencies and Tweed Shire Council.

If you would <u>not</u> like your form included, please place a tick in this box » ☐

NIGHTCAP VILLAGE – TELEPHONE CALLS RECEIVED

Name	Date	Details	Source of Information	Action
Peter Smith Address listed on feedback summary	24/5/06	Lives at Kunghur	Newsletter	Will attend open day but wants to know if it will be possible for him to register interest in a commercial operation. He is interested in buying in.
Jim Bryant	25/5/06	A retiree who wanted info about housing availability.	Tweed Link ad	Will attend open day.
Gloria Roszliewicz 02 6679 5395	25/5/06	Wants another open day – says she needed more notice	Tweed Link ad	Doesn't want any feedback.
Mr Smith of Kunghur Creek 0413 010 258	25/5/06	Wouldn't give his first name – wanted to talk about lack of services at Kunghur Creek and road and traffic conditions on Kyogle Road.	Tweed Link ad	Would send someone to open day and wanted to give feedback sometime in the future.
David Manley Email: dm@itxpress.com.au	29/5/06	Wanted more information about proposal.	Tweed Link and mail	Emailed posters.
Michael from Sydney 02 6679 7008 (Wouldn't give surname)	29/5/06	Says his father is 'very rich' and is interested in finding out more about proposal for investment purposes.	Tweed Link	Explained DA position and suggested he follow up with TSC once DA is lodged.
Steve Bishop from TSC Planning Dept.	29/5/06	Had a call from Uki area local person who said clearing was happening on site.	N/a	Referred him to Project Manager, Peter Macgregor.
Joshua Harvey 02 6649 7349	8/6/06	Telephoned on behalf of a local person (who he would not name) to enquire as to who was funding the community engagement component of the project.	N/a	Referred him to Project Manager, Peter Macgregor

APPENDIX H

FEEDBACK FORMS SUMMARY

FEEDBACK ANALYSIS		PROJECT: Nightcap Village		Date of Open Day: 28 May 2006
Name & Address	**Tel. No.**	**Email Address**	**Feedback Required**	**Comments**
Yasir Assam 525 Midginbil Rd Midginbil NSW 2484		home@endlessvoid.com	Yes/Email	Against development – Will cause noise and light pollution and more road congestion. Will make it less pleasant for people like me to live in the area.
Peter Brown 48 Doon Doon Road, Midginbil via Uki 2484 **(Received 5/6/06)**			Yes/Mail	What proposals do you have in mind to cater for the significant increase in traffic along the Kyogle Rd? 500-600 dwellings and commercial units (as advised by you) would involve a corresponding number of vehicles in addition to those to be servicing the development at Mebbin. (about 600 houses)
Jacob Brugmans 3565 Kyogle Road Via Uki NSW 2484		jacobbrugmans@hotmail.com	Yes/Email	Have a no dogs or cats policy. In the event of a power failure – happens quite often- the houses will not be able to run their water pumps to fight internal fire (started by a candle). Local RFS not able to carry enough water on trucks. How much pressure in main line? Generator back up? Internal Fire Training.
Chris Calear Tatiara Cadell Road Mt Burrell NSW 2484			Yes/Mail	I object on the basis that the roads are currently substandard. That is the Kyogle Rd would not be able to handle additional traffic. Needs to be real upgrades to the road to make this a worthwhile development. Hopefully development will have sustainable concepts – solar power, sewerage and water recycling etc.
Philip Carr 35 Meadow Place Uki NSW 2484		Philipcarr@westnet.com.au	Yes/Email	Nightcap Village should reflect the community, and to me, the test will be whether the development attracts people of similar mind, that is to say, others who also have a deep respect for the environment and their community. The developer seems to be on right track- sensible & interesting village design concept. – impressed with plans for sewerage treatment and reuse of stormwater and treated effluent. Needs to set high standards to minimise pollution and energy consumption by solar passively. There needs to be a 'no dog or cat policy'. Development came out of blue –

				mixed with excitement and trepidation. Has good potential and could serve as a model eco-village for others to follow. I will be keenly watching the development but urge the developer to cut no corners.
Lorraine Christie 21 Mt Burrell Rd Mt Burrrell NSW 2484		Jasperdingolarni@yahoo.com.au	Yes/Email	Major issues- Density of building blocks as well as condition of road which is currently already too dangerous to travel on. How can this development create jobs for people when there will be an extra 1000 residents in an area that already has high unemployment? Is there going to be an EIS done? Can the Tweed River survive another 1000 residents? How much extra traffic will be using the Murwillumbah Kyogle Rd? Will Country Energy be upgrading? The Grid fails regularly. Sited between Uki and Kunghur, NO! At least your literature could have been accurate!
* Anthony Cook 67 Kunghur Ck Rd Kunghur NSW 2484		Indigo@norex.com.au	Yes/Email	Project is ill-conceived in that its reason for coming about was the opportunity for a profit presented solely by anomalous zoning of the 45 ha site. Opportunities seem to have overridden consideration given to the impact on local environment- road services and social service resources. Project will be out of character with the Kunghur area and I fear will severely damage existing ambience. You need to spend some time here to appreciate what the area provides to those who live here. Road maintenance that already goes on causes enormous damage to the river with silt run-off polluting the water and more upgrades will be required. Loss of dark night skies.
Susan Collins 67 Kunghur Ck Kunghur NSW 2484			Yes/Mail	I oppose this village because of the following reasons: Negative impact on existing resident' quality of life, huge increase resulting in damage to already fragile roads, danger to children and wildlife due to speed and extra cars, extra noise and pollution, drunk drivers, violence, noise and lights. Loss of dark night skies due to street lights and shop lights etc. Extra jobs proposed will be taken by 1000 extra residents and environment impact. If goes ahead I will no longer live in country. We would have stayed in the city if we wanted those things as our priority. I will oppose it and so will most of my community.

Les Cooper 32 Cooloon Street Kunghur 2484			No	A) George Wallace started area in 1974 – See Mebbin Village. B) 2 other developers have tried since. C) After 30 years??? Licensed Builder 25162.
Mr John Costello 183 Midginbil Midginbil NSW 2484			Yes/Mail	Very interesting.
Miss Camille Cox 36 Cooloon St Kunghur NSW 2484			Yes/Mail	Hope it keeps character in its village. Mixed feelings, I wonder how the road will be once 600 residents start commuting to Murwillumbah?! I am looking forward to seeing the end result.
Steve De zwart 163 Kunghur Ck Rd Kunghur NSW 2484			Yes/Mail	As this is a master planned community there are some areas that may need addressing to minimise environmental impacts on the proposed village and surrounding areas. Is there any thought given to maximise sustainable housing design? Eg. Solar, to minimise use of wood fire as even if done in 3 or 4 homes would minimise smoke haze which could be very visually polluting and affect health. Water- the current plan to utilize 22, 000 water tanks with an average roof area of 90m squared will produce on average only half the annual water requirements of each dwelling. Taking into account the use of recycled water for toilets and irrigation commercial businesses use more than this.
Kevin Edwards PO Box 288 Uki NSW 2484			Yes/Mail	No comments
Cathy Ehlefeldt 2/354 Kunghur Creek Rd, Kunghur NSW 2484 (Received 5/6/06)		Jethro.Smith@bigpond.com	Yes/Email	There is not infrastructure in this area to support a housing estate of this type (eg. Schools, shops, service stations etc). in close proximity to service this type of large scale housing. The road servicing villages between Uki and Nimbin cannot cope with the traffic currently. This road is a main arterial road between the towns of Murwillumbah Kyogle and needs substantial upgrading to accommodate the traffic using it now and would not cope with an increase in 1000 extra, possibly more motorist driving on it each day. Residents in area moved here for peace and pollution free environment that rural living offers – housing estate similar to these increase crime rates.

				This is not peaceful rural living it is urban sprawl.
Laurie Ellis 485 Doon Doon Rd Doon Doon NSW 2484			Yes/Mail	Concerned by the existing roads ability to cope, sewerage system location and effect.
Charles Evans 7 Coleman St Lismore NSW 2484			Yes/Mail	No comments
Carol Evans 7 Coleman St Lismore NSW 2484			No	Would you be able to make amenities for a swimming hole somewhere?
Klaus Fuhrmann 20 Malabar Avenue Uki NSW 2484			Yes/Mail	I am utterly opposed to build that proposed Nightcap Village for various reasons. Tweed Shire has to deal with growing population in a much more rational way than 'putting the pressure off the coast and spread villages all over the hinterland.' I am prepared to oppose this project with all my energy!
Allan Garner 15-31 Langport Parade Mudgeeraba Qld 4213			Yes/Mail	The natural environments must not change we have already lost too much. Habitat to. Developers' money is nothing.
Rainer Glasker PO Box 538 Nimbin NSW 2484			Yes/Mail	I am totally against this development and I will do everything in my power to stop it! It would be an environmental and socio-economic disaster to let it go ahead.
Julia Hancock Corymbia, Sunrise Place Uki NSW 2484			Yes/Mail	Before any work commences, Kyogle Rd between Uki and the Nimbin turnoff must be made adequate and safe to cope with the increase in traffic. I would like this to include traffic calming devices installed in Main Street, Uki. The actual development looks okay and could be an interesting social experiment.

Chris Herden 83 Rowlands Creek Rd Uki NSW 2484		Christopher.Herden@student mail.newcastle.edu.au	Yes	What a joke – More people, more cars, more destruction of habitat, more money for developers, local council and rates and stamp duty. What a shambles.
Craig Hoddinotl 27 Byrrill Ck Rd Uki NSW 2484			Yes/Mail	How are you going to deal with? 1)Social Issues in the future? Eg. Bored youth. 2)The condition of the road? What survey have you conducted to gauge that it is a good idea?
Robyn Hoopuncinn Byrrill Ck Rd Uki NSW 2484			No	Appalled. Progress at any cost. Will need time to address my many concerns on paper. Too overcome at the moment to succinctly express on paper. That will come.
Alma Kinneally 117 Rowlands Ck Rd Uki NSW 2484			Yes/Mail	Roads are a big concern, especially Kyogle Road – Kunghur to Murwillumbah. Extra traffic will be a nightmare also around Uki and surrounds.
* Dona Maitland 183 Midginbil Rd Midginbil NSW 2484			Yes/Mail	Impacts to infrastructure are my concern. Roads, hospitals, schools etc. How does the developer plan to address this? What title will residential allotments be? Freehold, company etc. A village in keeping with our lifestyle and not high density concrete.
Deb Marks Braeside Drive Uki NSW 2484		Marksfarm@bigpond.com.au	Yes/Email	Some areas of concern are traffic congestion on Kyogle Road and environmental impact on area. There has been no mention of the social impact of a development such as this. Social services in the Murwillumbah and entire North Coast are severely stretched. Current services not able to meet current demand. This development will only stretch resources and services more. Yes! People in new developments and new houses who hold down 'decent' jobs do need social support services ... where will they access this support? Services such as- Police, medical, mental health, drug alcohol, family/individual counselling, childcare, disability, early intervention etc.
Andrew McInerney 665 Byrrill Ck Rd Uki NSW 2484			Yes/Mail	You have no idea how delicate this area is. You are going to move 1000 + people into and onto the edge of a 'very unique forests in Northern NSW'. The effect on the area from the usual things like fire, pets, traffic, will change the area forever. You are total ecological morons. You may make

				yourselves rich but your children will never get the chance to see something unique as the Tweed Valley without satellite villages.
Craig Millsom 21 Mt Burrell Rd Mt Burrell NSW 2484		craigmillsom@yahoo.com.au	Yes/Email	I'm glad that you invited us (It's a first). My concern is the amount of houses in a small area. I'm hoping that you rethink this so as there is enough Green space between each resident eg. ½ or 2/3 to each block. Also it doesn't seem to allow easy access to other locals for shopping. Will there be a bank, post office, veggie shop, grocery shop, dentist, doctor and fire brigade? Doesn't seem to be any solar or compositing toilets. Bridges must be built strong enough due to loss of access to 1200 people by flooding. The pressure on Kyogle Rd is bad now with trucks – this must be raised with council to make funding fast on the leg between Uki and Mt Burrell.
M.E Milson 27Cooloon St Kunghur NSW 2484			Yes/Mail	Concerns with treatment of sewerage. Would like to see details of treatment plant, treatment and recycling to gardens. Extra traffic on Kyogle Road is a concern. Badly needs work done as there will be increased traffic due to construction of village.
Lyn Milson 27 Cooloon St Kunghur NSW 2484			Yes/Mail	My concern is the added traffic on Kyogle Rd. Will the road contribution money be used to upgrade the road? The overall concept seems very good and I hope this project goes forward after having the above concerns addressed.
Petronella Prokop 19 Davidson Tce Teneriffe 4005		Dizziedoggy@hotmail.com	Yes/Email	All looks good, environmentally sound.
Samuel Quint 2 Sunrise Place Uki NSW 2484			Yes/Mail	The development is too big and out of character with other villages in the area. The development will have negative impacts on the amenity of the local area. The development will create a dangerous & hazardous traffic/pedestrian situation in surrounding villages. The community open day & feedback options have been inadequate for such development.
Bruce Ray PO Box 66		Bruceray52@yahoo.com.au	Yes/Email	There are same major concerns that I have: Will each houses' water consumption be regulated? Rainfall has been haphazard over the past

Uki NSW 2484				8years. The river should not be used as a supplement. Is there a provision for a school or will existing schools need extra funding? The road between Uki and Mebbin is over used already and quite dangerous. There will need to be major road works on this section just to handle the building traffic.
Carolyn Rifello		rifnet@optusnet.com.au	Yes/Email	No comments
Greg Ritchie 36 Cooloon St Kunghur NSW 2484			Yes/Mail	No comments
Russell Schubring 343 Mt Burrell Rd Uki NSW 2484			Yes/Mail	45 hectares for 500-600 dwellings is too high a density of housing. Insufficient information on land use of surrounding area.
Greg Smith PO Box 171 Uki NSW 2484			Yes/Mail	My main concern as an adjoining landholder is visual amenity as this is a rural area. Please ensure that ridge tops and spur lines do not become built out or built on. Despite its zoning this is a rural area. Traffic from all directions and road quality is a serious concern. Dry times, water management is a serious concern. I want to see state of the art environmental technology used at every turn.
Peter Smith 96 Doon Doon Rd Kunghur NSW 2484		Smithyatfarmx3@bigpond.com	Yes/Email	Condition of current public roads. Community services ie. Police, medical etc.
Paul Stobbie 135 Midginbil Rd Midginbil NSW 2484			Yes/Mail	500-600 dwellings seems excessive. Local community consultation should be requested at each stage of the development. There is not enough information here to make a detailed comment. What will the traffic implications on Kyogle Rd be and how will they be addresses? What sort of infrastructure will be provided for schooling? In a nutshell we need more information but the concept itself would appear to be a good one.
Ken Vincent 181 Kunghur Creek Rd		Kfvincent@optusnet.com.au	Yes/Email	I am concerned about additional traffic on the Kyogle Rd, particularly west of Uki. There are already too many accidents on this stretch of road. Why nightcap Village? Surely Nightcap Village, when developed, would be on the

Kunghur 2484				range somewhere. What's wrong with Kungerloo or Misty Mountain or whatever the current name is. It's a shame to lose the country living and bring the suburbs to the country but I guess that's inevitable. Pity. That's why we moved here and established a farming enterprise.
Jim Warburton 590 Commissioners Ck Rd Commissioners Creek 2484	02 66799 031	Secretary@calderaenvironmentCentre.org	Yes/Mail	It appears to have very good process in environment friendly development. Native veg- space-sewerage- sediment control. We look forward to the details.
Sydney Welling 3 Doon Doon Rd Kunghur NSW 2484			Yes/Mail	1) Jobs – will locals be employed in construction phase? 2) Environment Impact- Global warming modelling on water supply and electricity network demand and sustainability. 3) Design of buildings- are they ugly? They look ugly! 4) Local road pressures. 5) Local job pressures – people employed at other shops up the road, these jobs lost? 6) Impact on local community? 7) Could become 'Nightcap Ghetto'. No accurate costing for community consultation day, for example a house in Murwillumbah costs $250K with all amenities. 8) Wood Heating? Is this allowed? 9) No mention of the use of solar hot water or PV tech. 10) Sewerage Farm- sounds and smells great. 11) Villages' reason and need to exist not a good enough reason. 12) Visual impact/Night lights/Stars. 13) Impact on local facilities for example, Schools, local swimming holes. 14) The 'Nimbin factor' could see drug abuse problems in teenagers.
Denise White 180 Bakers Rd Murwillumbah NSW 2484			Yes/Mail	Major concern is the Planning Associated to – 1) standard of housing – will there be any restrictions/benchmark on the quality of housing erected? 2) Road access – What is proposed for the main arterial roads to Murwillumbah, Lismore, Tweed Coast and Beach areas.

Ray Winter RSM 47 Kunghur NSW 2484			Yes/Mail	Can't stop progress I know but having lived here for 30 years find it hard to accept all this development when I live here for the lack of it. The sewerage worries me as it was originally on the development site and now has been moved to the next door property which is not part of the original proposal passed 20 years ago.

Notes:

* Do not include comments in the report to the DA.

Summary: **96 attended open day (plus 2 late submissions received 5 June 2006)**

53 gave no feedback (55%))

43 (45%) gave feedback on open day of whom

6 gave no comment and

10 have expressed opposition - this represents 10.4% of total attendees.

The balance of (43 – 6 – 10) = 27 are curious/cautious/concerned.

Of the 2 submissions received 5 June 06 and included above, one expressed opposition.

FEEDBACK ANALYSIS (2) **Late Submissions**

PROJECT: Nightcap Village **Date of Open Day: 28 May 2006**

Name & Address	Tel. No.	Email Address	Feedback Required	Comments
Ms Diane Wilder 162 Kunghur Creek Road, Kunghur 2484 **Received 13/7/06**	6679 7273		Yes/Mail	Inappropriate development for rural area – concerned about impact on social infrastructure, traffic and pollution.
Mr John Donvito 162 Kunghur Creek Road, Kunghur 2484 **Received 13/7/06**	6679 7273		Yes/Mail	Has left the Sydney 'rat race' for quiet rural community and finds it unacceptable that a new town is proposed within sight of his property. Development should be within existing social infrastructure, such as Uki.
Ms Maureen Maquire 278 Kunghur Creek Road, Kunghur 2484 **Received 13/7/06**			Yes/Mail	Outrageous proposal for a new town in the middle of peaceful rural setting. Increased traffic 10 fold and destruction of social fabric of Uki & Mt Burrell. 'Will fight tooth and nail to stop this.'

Notes:

1. These submissions were received over 6 weeks after open day and not included in the original analysis.
2. Of the three submissions received, all are opposed to the proposal.

APPENDIX I

FEEDBACK ISSUES – TEAM RESPONSES

NIGHTCAP VILLAGE – TEAM RESPONSES TO FEEDBACK

RESPONSES TO ISSUES RECORDED ON COMMUNITY FEEDBACK FORMS

Community Open Day 28 May 2006

Issue	Community Comment	Project Team Response
Traffic/road	Concerns that additional traffic movements from proposed development will exacerbate the existing levels of danger in several sections along Kyogle Road. Traffic will cause problems dangerous pedestrian situations in local villages. Install traffic calming devices in Main Street, Uki. Roads currently substandard and congested. More people and more cars are concern. Road upgrades needed. Danger to wildlife and children from speeding cars. Bridge needs strengthening.	Recommendations to be made to the NSWRTA suggesting that consideration be given to reducing speed limits, placing signage, introducing overtaking lanes and improving the safety and amenity of the Kyogle between Uki and Mebbin.
Noise & Light Pollution	Noise from extra traffic and activities will make it less pleasant to live in the area. Light pollution will be caused by additional housing and other lighting sources. Lose dark skies.	The village is designed to contain traffic within it and it is located off the road to minimised the activity impacts to the Uki Kyogle road. The village is located away from other areas of population and should not have any noise impacts. Light spill will be similar to other village and residential areas. The location of the village and the riparian vegetation should contain the lighting impacts to the village area itself, with very little impact on surrounding areas. The scale of the hills around the village will remain the dominant landform against the skyline.
Sustainable energy initiatives	Concerns about sewerage, water and power. Water for fire fighting (both bush and construction).	While a 240-volt power supply will be available for the treatment plant and relift pumps for the sewerage system, it will be necessary to have a separate back-up power supply as it is understood that the

		power supply in this area is somewhat unreliable. The reticulation pipework will be sized so as to provide water supply for fire-fighting purposes. For this reason, the water supply network will cover the whole development including the village lot housing area. A reticulated supply will be constructed for the village housing, mixed village and community areas, and hydrants will be installed in these areas as part of the reticulation network. Consultation with local emergency services will be undertaken to select the locations and layout of the fire hydrants within the development.
Pollution	Will wood heating be allowed? Suggest it be limited.	Gas bottle or other heating sources will be encouraged.
Unemployment & Social services, infrastructure and amenity	Impact from increased population on local facilities such as police, schools, hospitals, social support services, childcare, swimming holes. What will youth do for recreation? Will locals be employed during construction phase?	Local employment benefits will be least 155 jobs (permanent, full time equivalent jobs, provided at 'Nightcap Village' after its development) Regional employment benefits will be at least 230 full time equivalent jobs (comprising 155 full time equivalent jobs in the village and a 'flow-on effects' that create 80 additional local jobs) The development will not result in any significant impost on existing human services and facilities. There should be no noticeable adverse impact on the provision of retailing and personal services elsewhere, either locally or in the Region. The 'Nightcap Village' development will increase demand for 'higher order' goods and services supplied from Kyogle, and from other major business centres in the Shire. Its development will also help to broaden and deepen the tourists and day

		visitor attractions of the area, thereby supporting other local businesses and centres with the potential to take some visitor pressure off the Mount warning National Park. Employment in retail and service businesses in other centres will be increased by the number of day visitors, tour and coach operators and tourists visiting this part of the Region. Better balance employment outcomes will result from higher skilled jobs and jobs requiring more modest skills. (Including important 'entry level' jobs for local school leavers and training of local young people in the building and construction industries and in rural, craft industries, ecology and bush care skills). The proponent of the village are committed to allowing the perpetual use of the adjoining rural land, they own, for rural recreational pursuits and rural and bush care training activities, including team building and personal development activities for disadvantaged groups and young people.
Character of area - amenity	Development too big – potential negative impacts. Need to preserve character of area. Large developments increase crime rates.	The proposed development area comprises just over 40% of the area zoned for residential development. The mostly hidden setting behind the vegetation along the Tweed River will help to preserve amenity as will rehabilitation and planting of native vegetation on the site. Unsure of the relationship between crime rates and the size of development.
Habitat loss and environment	Need sensible design to minimise impacts from dense development and habitat clearing. Is there going to be an EIS done? Silt and run-off to Tweed River a concern.	The riparian vegetation assemblages associated with the Tweed River would be wholly conserved and protected within the Environmental Open Space Area. The potential exists for much of this area to be revegetated with suitable native and endemic flora species. Such revegetation works would greatly expand the existing coverage of the Tweed River riparian vegetation corridor and would more than adequately compensate for any loss of vegetation within the site. An Ecological Assessment has been undertaken to identify the ecological

		values of the site that require management under Local, State and Commonwealth legislation. This assessment has determined that no Species Impact Statement is required. An EIS is not required for the proposed development. A Stormwater Management Plan has been prepared for the site to ensure that the development does not result in changes in the water quality of the Tweed River. Erosion and sedimentation control measures are proposed by the Earthworks Management Plan to prevent contaminated runoff from entering the Tweed River.
General comments	'Glad to be invited – this is a first!' 'Excited about project. All looks good – environmentally sound.' 'Need more information but the concept itself seems to be good.' 'It appears to have very good process in environment friendly development. Native veg- space-sewerage-sediment control. We look forward to the details.' Standard of housing a concern.	No comments needed.

Attendance: **96 community members**

Feedback Forms: **43 + 2 received**

THREE PLUS CONTACT DETAILS

Address:

15 Cordelia Street
South Brisbane Qld 4101

Postal Address:

PO Box 5820

South Brisbane QLD 4101

Principal Consultant: Molly Robson

Phone: 61-7-3503 5700

Fax: 61-7-3503 5799

Email: molly@threeplus.com.au

Website: www.threeplus.com.au

Agenda Report

TWEED SHIRE COUNCIL
MEETING TASK SHEET

User Instructions
If necessary to view the original Report, double-click on the 'Agenda Report' blue hyperlink above.

Action Item - PLANNING MEETING Tuesday, 21 April 2009

Action for Item **P6** as per the Committee Decision outlined below.

ATTENTION:

PLEASE NOTE THE ADOPTION OF THE COMMITTEE RECOMMENDATIONS BY COUNCIL AT ITS MEETING HELD TUESDAY 21 APRIL 2009:

71

Cr D Holdom
Cr K Skinner

RESOLVED that the recommendations of the Planning Committee held Tuesday, 21 April 2009 be adopted.

The Motion was **Carried**

TITLE: **[PR-PC] Development Application DA06/1054 for a Staged Development Application under Section 83(B) of the EP&A Act 1979 for a Concept Plan Approval for a Village and Ancillary Development and Stage 1 Works Involving Construction of Access Road to the Village from Kyogle Road, Construction of Car Parking Area for 69 Cars and 3 Bus Bays, Road Bridge and a 6 Lot Subdivision at Lot 3 DP 771335; Lot 4 DP 737440; Lot 121 DP 134446, No. 2924 Kyogle Road, Kunghur and Crown Roads**

DECLARATION OF INTEREST

Cr J van Lieshout declared an Interest in this item, left the Chamber at 07:23 PM and took no part in the discussion or voting. The nature of the interest is that Cr J van Lieshout accords to Clause 7.6 of Council Code of Conduct - *"A person will also be taken to have a pecuniary interest in a matter if that person's spouse or de facto partner or a relative of the person or a partner or employer of the person, or a company or other body of which the person, or a nominee, partner or employer of the person is a member, has a pecuniary interest in the matter."*

CHAIRMANSHIP OF MEETING

Cr B Longland, Deputy Mayor, chaired the meeting for Item P6 of the Planning Agenda.

PLANNING ACCESS

The following persons addressed the meeting of the Planning Committee on this matter.

Mr John Donvito
Mr Ray Winter
Mr Greg Smith
Mr Philip Carr, Uki Residents Association
An extension of 2 minutes was granted to Mr Carr to address Council on this item.
Rev J Tyman
Mr Rainer Glasker
Ms Diane Wilder
Mr Stewart McConville
Mr Peter Smith, Kunghur Hall Committee
Mr Peter Symons
Mr Peter Bennett
Mr Jim Warburton
An extension of 2 minutes was granted to Mr Carr to address Council on this item.

RETURN TO MEETING

Cr P Youngblutt has returned from temporary absence at 07:44 PM

Cr D Holdom
Cr K Skinner

PROPOSED that:

1. Council notifies the Director General of the Department of Environment and Climate Change that it intends to grant consent subject to conditions to DA06/1054 for a staged development application under Section 83(B) of the EP&A Act 1979 for a concept plan approval for a village and ancillary development and stage 1 works involving construction of access road to the village from Kyogle Road, construction of car parking area for 69 cars and 3 bus bays and a 6 lot subdivision at; Lot 3 DP 771335; Lot 4 DP 737440; Lot 121 DP 134446, Kyogle Road Kunghur and Crown Roads.

2. Following the receipt of comments or expiration of 28 days from notification whichever occurs first, DA06/1054 be reported to Council for determination including consideration of the comments received if any, from the Director General of the Department of Environment and Climate Change.

3. The following draft conditions be received and noted:

DEVELOPMENT CONSENT - DA06/1054

Consent is granted in accordance with Section 83 B of the Environmental Planning and Assessment Act 1979 to staged development application 06/1054 which sets out a:

a) Concept proposal for a Village; and

b) Detailed proposal in Stage 1 for a six lot subdivision, carpark (69 cars and 3 bus bays), road bridge and public road works

on Lot 121 DP134446, Lot 3 DP771335, Lot 4 DP737440 and Crown Roads subject to the attached conditions of consent below. This consent comprises parts A, B, C and D. In this consent, except insofar as the context or subject matter otherwise indicates or requires, the terms used have the meanings indicated in Part D.

PART A – CONCEPT APPROVAL FOR VILLAGE

Concept Proposal

1. The concept proposal is to be undertaken in accordance with the following plans except where varied by the conditions of this consent-

   (a) Concept Plan Diagram 1 dated 16 January 2009 Project No. 3500/53
   (b) Village Plan Diagram 2 dated January 2009
   (c) Staging Plan Diagram 3 dated January 2009
   (d) Watercourses Figure 3 dated 16 January 2009

2. Lot 121 DP 134446 Lot 3 DP 771335 and Lot 4 DP737440 are to be subdivided into 6 lots. Proposed Lots 13, 14 and 15 of the 6 Lot subdivision are to be the subject of a future Community Title subdivision in accordance with the concept proposal. Community Property is to include:

   (a) The Village Green;
   (b) The Sports and Market area;
   (c) The Sports and Market Area Parking;
   (d) The Kyogle Road Car Park;
   (e) The Market Garden;
   (f) The Market Garden Footbridge;
   (g) The Tweed River Footbridge;
   (h) Community Association Infrastructure;
   (i) The Environmental Open Space;
   (j) The Protected Archaeological Areas being NV1 and NV4 and Aboriginal Heritage Display;
   (k) Roads other than the two roads identified on the Concept Plan Diagram 1 which are to be public roads dedicated to TSC.

3. Consent is granted for Stage 1 of the development without the need for further development consent. This consent does not otherwise authorise the carrying out of any development until Stage 1 is completed and consent is subsequently granted following a further development application.